

# Maurertown 22644

ZIP code · VA · Virginia · Shenandoah County · Maurertown

STRONG BUYER'S MARKET

\$247K

MEDIAN SALE PRICE

-21.4%

1-YR CHANGE

29

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



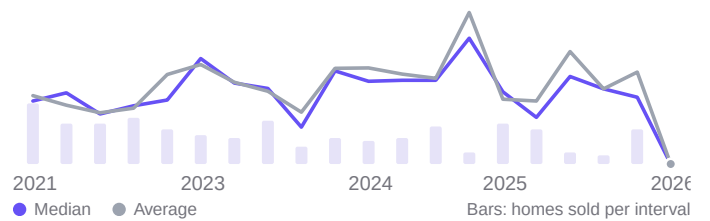
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$72K · Average \$72K

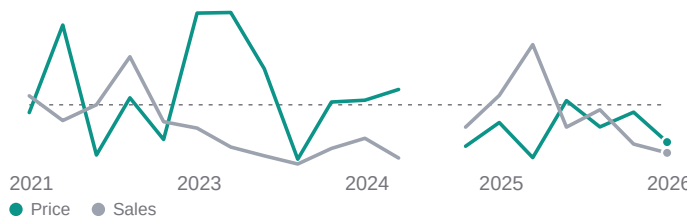


Growth (year over year)

Price -21.4% · Sales -27.5%

Price per square foot

\$234/ft²

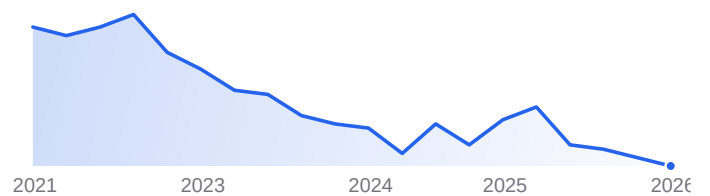
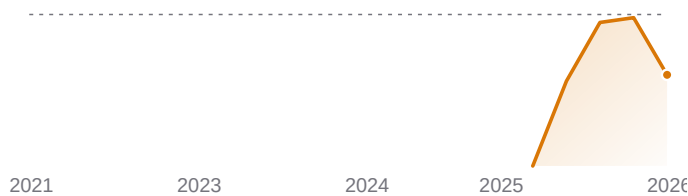


Sale premium vs estimated value

-16.2%

Annual turnover (share of homes sold)

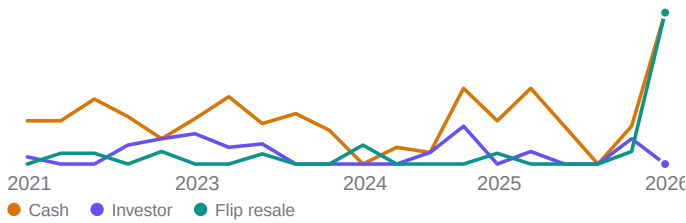
2.4%



## BUYERS & OUTCOMES

### Buyer mix

Cash 100% · Investor 0% · Flip resale 100%



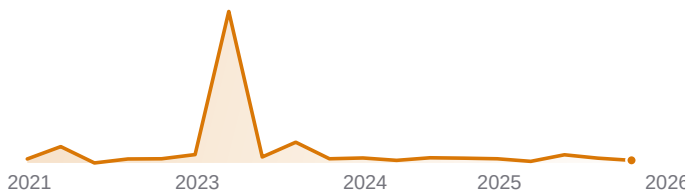
### Sellers who sold at a gain

100%

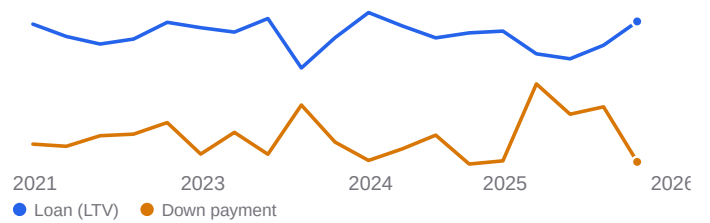


### Median annualized return at resale

+4.1%

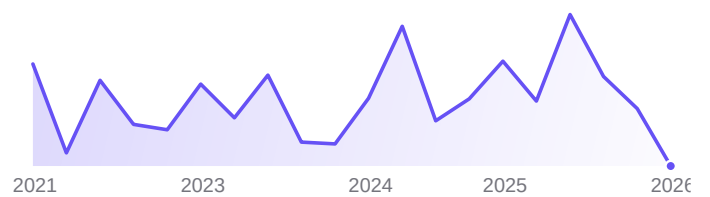


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 3.2%



### Typical hold before selling

0.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,208     |
| Median value (AVM) | \$326K    |
| Median size        | 1,436 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1980      |
| Single family      | 91%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 56%       |
| Underwater (LTV 125% or more) | 2.2%      |
| Owner occupied                | 67%       |
| Company owned                 | 8.1%      |
| Median loan-to-value          | 43%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 3,455    |
| Density                          | 50 / mi² |
| Median household income          | \$75K    |
| Average household income         | \$91K    |
| Crime index (US avg 100)         | 116      |
| Air pollution index (US avg 100) | 85       |
| Earthquake index (US avg 100)    | 46       |
| Homes occupied                   | 89%      |
| Bachelor's or higher             | 11%      |
| Poverty rate                     | 11.2%    |
| Unemployment                     | 0.8%     |
| Average temp                     | 51°F     |
| Annual precip                    | 42 in    |
| Sunshine                         | 63%      |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.