

Fort Valley 22652

ZIP code · VA · Virginia > Shenandoah County

SELLER'S MARKET

\$337K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

41

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100



MARKET TRENDS (5 YEARS)

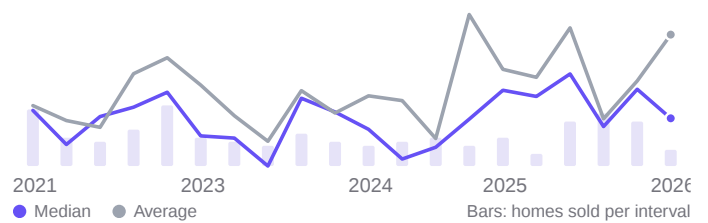
Market temperature (0–100)

73 / 100



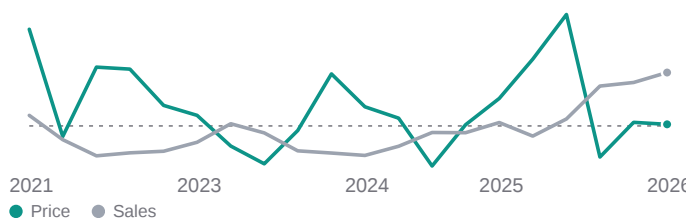
Sale prices

Median \$270K · Average \$512K



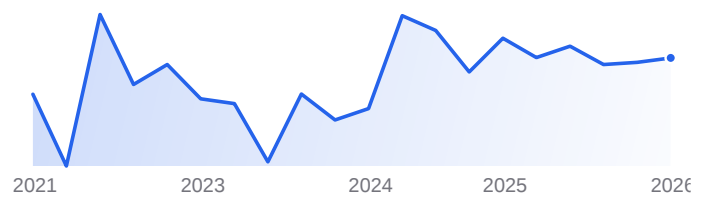
Growth (year over year)

Price +2.0% · Sales +64.0%



Price per square foot

\$230/ft²



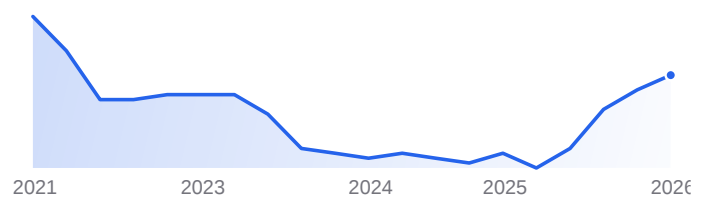
Sale premium vs estimated value

+32.6%



Annual turnover (share of homes sold)

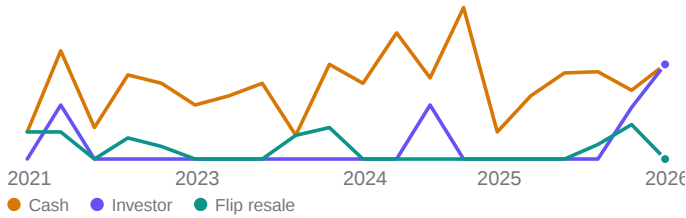
4.1%



BUYERS & OUTCOMES

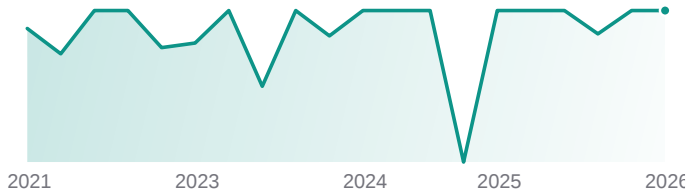
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



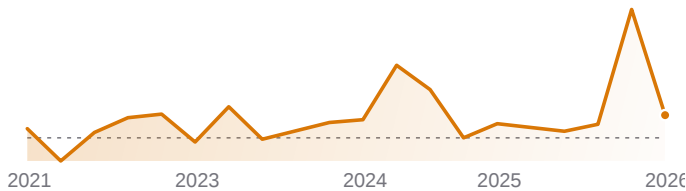
Sellers who sold at a gain

100%

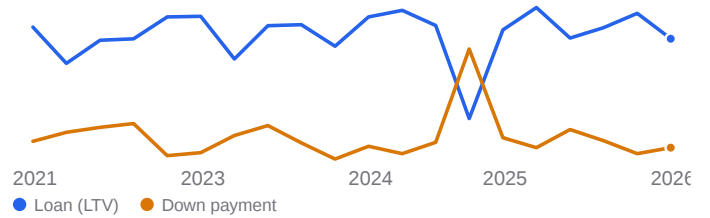


Median annualized return at resale

+11.1%

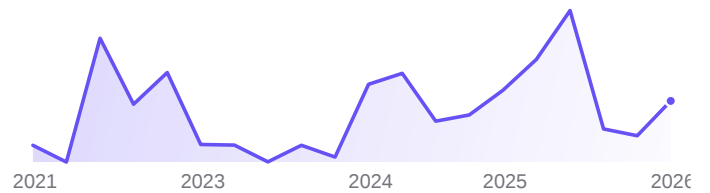


Financing (share of purchase price) Loan (LTV) 78% · Down payment 10%



Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,001
Median value (AVM)	\$342K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1979
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	51%
Company owned	8.7%
Median loan-to-value	33%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,640
Density	24 / mi²
Median household income	\$100K
Average household income	\$111K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	46
Homes occupied	74%
Bachelor's or higher	13%
Poverty rate	2.5%
Unemployment	0.8%
Average temp	53°F
Annual precip	41 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.