

Star Tannery 22654

ZIP code · VA · Virginia > Frederick County

SELLER'S MARKET

\$440K

MEDIAN SALE PRICE

-27.3%

1-YR CHANGE

20

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



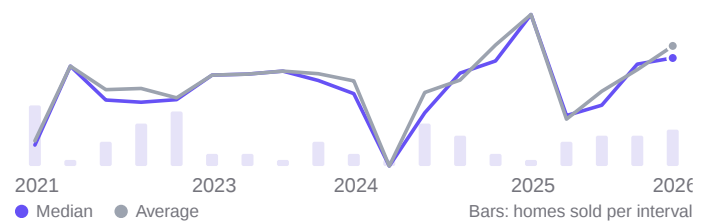
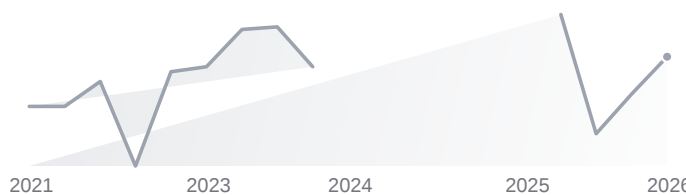
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$440K · Average \$486K

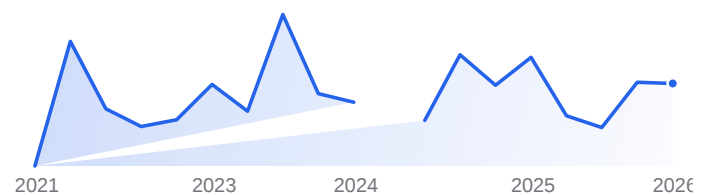
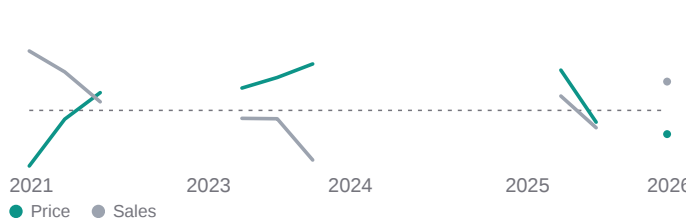


Growth (year over year)

Price -27.3% · Sales +33.3%

Price per square foot

\$251/ft²



Sale premium vs estimated value

+6.1%

Annual turnover (share of homes sold)

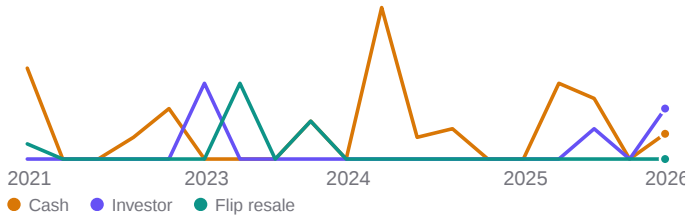
4.5%



BUYERS & OUTCOMES

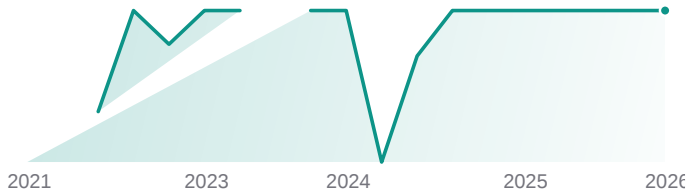
Buyer mix

Cash 17% · Investor 33% · Flip resale 0%



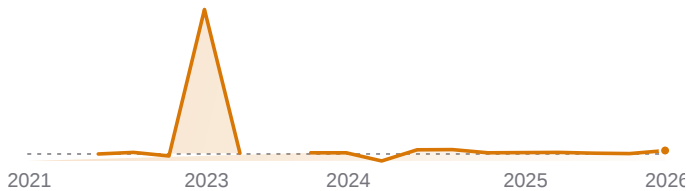
Sellers who sold at a gain

100%

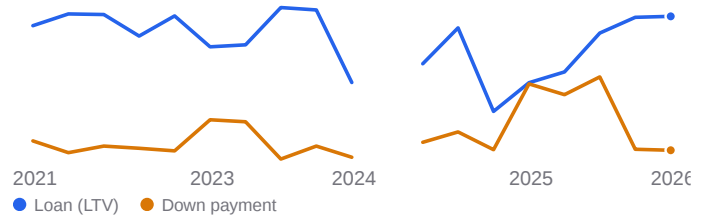


Median annualized return at resale

+20.1%

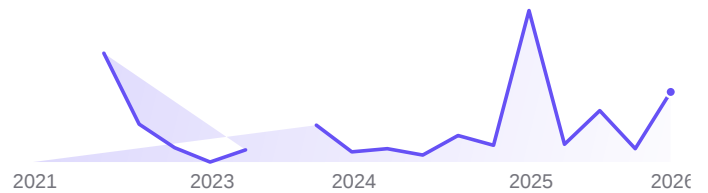


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.4%



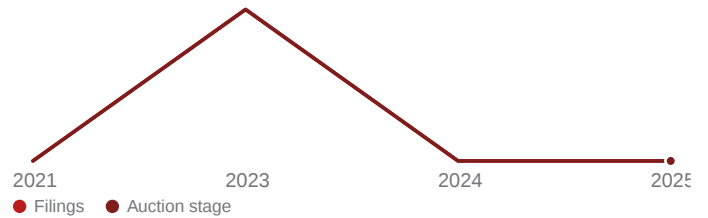
Typical hold before selling

10.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	449
Median value (AVM)	\$402K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1990
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.8%
Owner occupied	65%
Company owned	8.7%
Median loan-to-value	41%
Typical ownership tenure	22.9 yrs

COMMUNITY

Population	1,147
Density	38 / mi²
Median household income	\$89K
Average household income	\$103K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	40
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	4.4%
Unemployment	0.9%
Average temp	52°F
Annual precip	39 in
Sunshine	63%

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