

White Post 22663

ZIP code · VA · Virginia > Clarke County

BUYER'S MARKET

\$303K

MEDIAN SALE PRICE

-46.9%

1-YR CHANGE

13

SALES (12 MO)

\$453K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



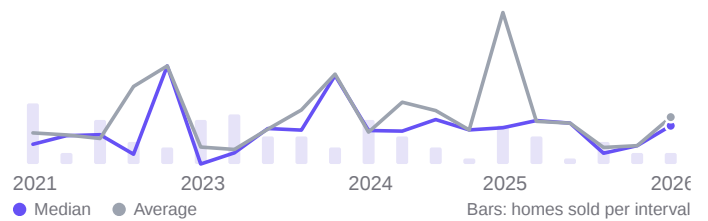
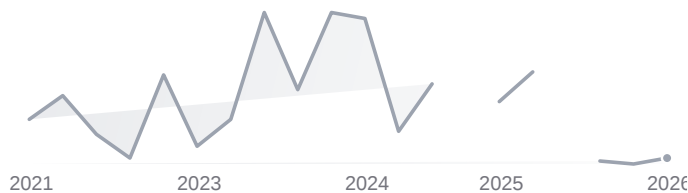
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$485K · Average \$568K

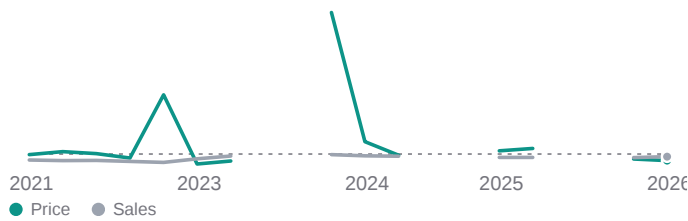


Growth (year over year)

Price -46.9% · Sales -18.8%

Price per square foot

\$269/ft²

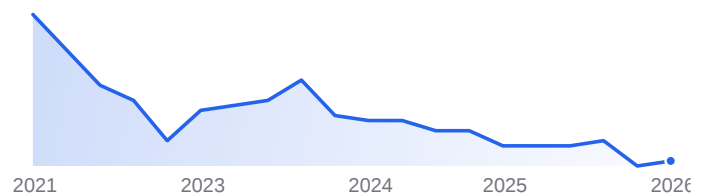


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

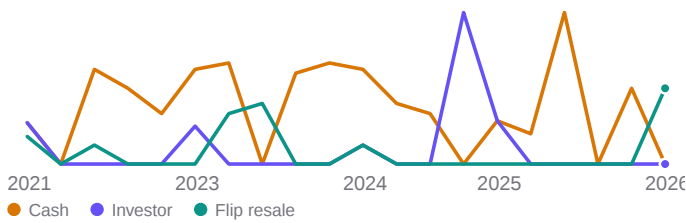
2.2%



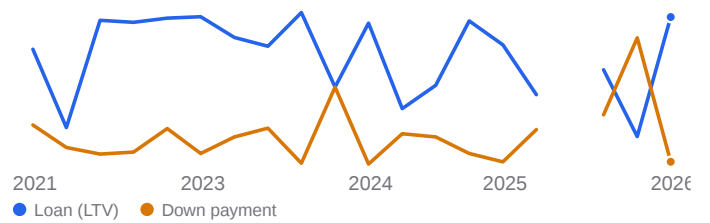
BUYERS & OUTCOMES

Buyer mix

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

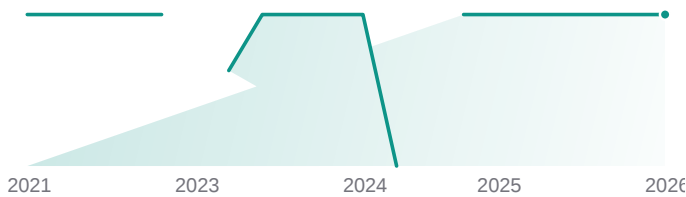


Financing (share of purchase price) Loan (LTV) 92% · Down payment 5.0%



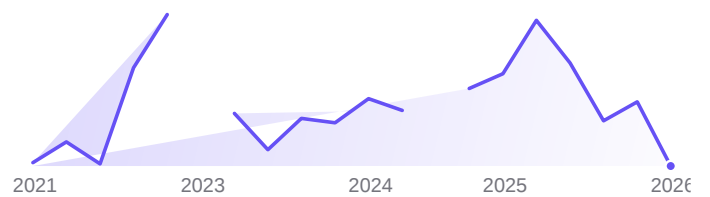
Sellers who sold at a gain

100%



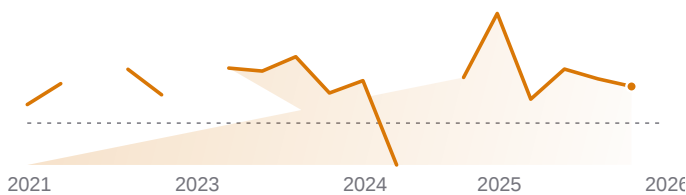
Typical hold before selling

0.3 yrs



Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	588
Median value (AVM)	\$453K
Median size	1,645 ft²
Median bedrooms	3
Median year built	1983
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.0%
Owner occupied	72%
Company owned	13%
Median loan-to-value	37%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	1,951
Density	82 / mi²
Median household income	\$101K
Average household income	\$107K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	41
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	6.4%
Unemployment	0.8%
Average temp	54°F
Annual precip	39 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.