

New Market 22844

ZIP code · VA · Virginia > Shenandoah County > New Market

SELLER'S MARKET

\$299K

MEDIAN SALE PRICE

+23.2%

1-YR CHANGE

118

SALES (12 MO)

\$309K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

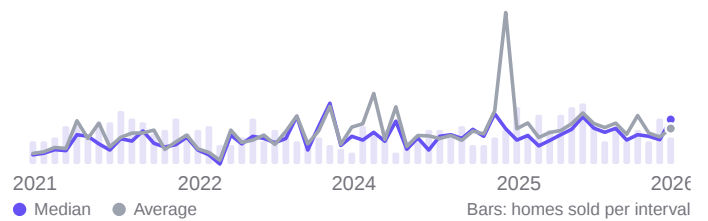
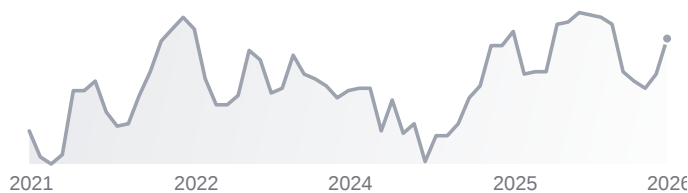
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$379K · Average \$320K

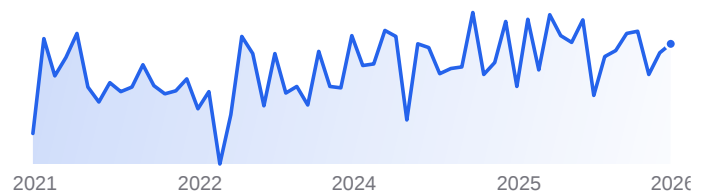


Growth (year over year)

Price +23.2% · Sales +13.5%

Price per square foot

\$216/ft²

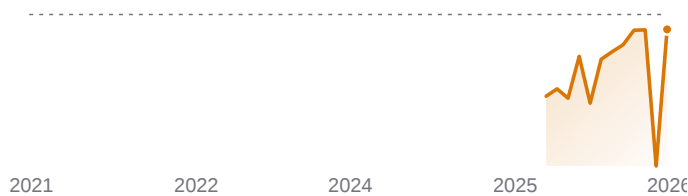


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

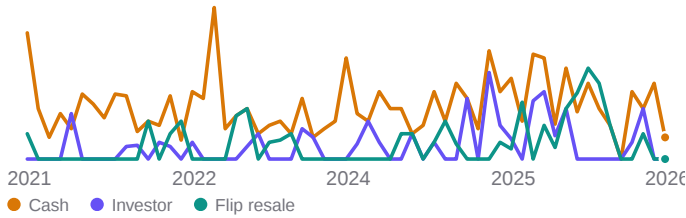
5.9%



BUYERS & OUTCOMES

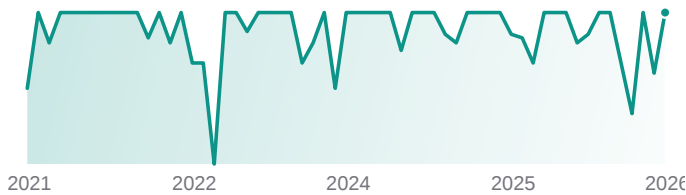
Buyer mix

Cash 14% · Investor 0% · Flip resale 0%



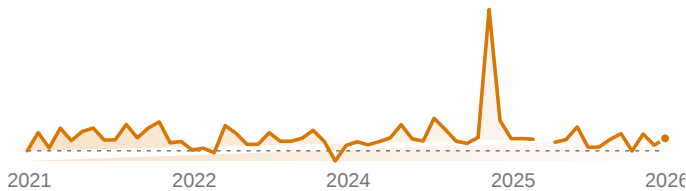
Sellers who sold at a gain

100%

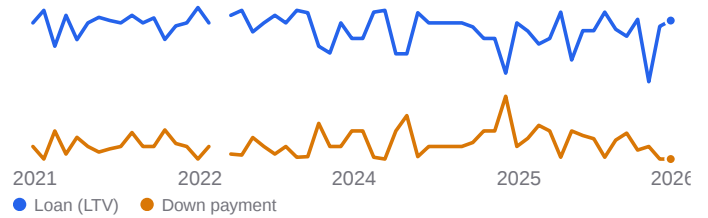


Median annualized return at resale

+7.9%



Financing (share of purchase price) Loan (LTV) 92% · Down payment 1.8%



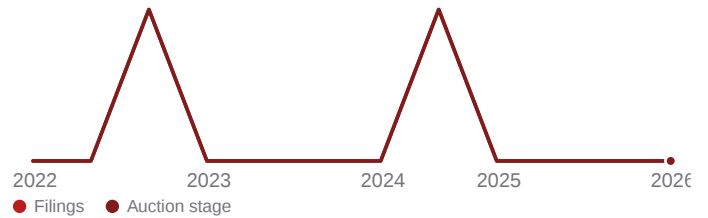
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,002
Median value (AVM)	\$309K
Median size	1,520 ft²
Median bedrooms	3
Median year built	1979
Single family	87%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.0%
Owner occupied	60%
Company owned	12%
Median loan-to-value	43%

Typical ownership tenure

16.8 yrs

COMMUNITY

Population	5,221
Density	106 / mi²
Median household income	\$59K
Average household income	\$88K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	44
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	16.1%
Unemployment	0.8%
Average temp	53°F
Annual precip	40 in
Sunshine	63%

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