

Piney River 22964

ZIP code · VA · Virginia > Nelson County

\$364K

MEDIAN SALE PRICE

+108.1%

1-YR CHANGE

4

SALES (12 MO)

\$141K

MEDIAN VALUE (AVM)

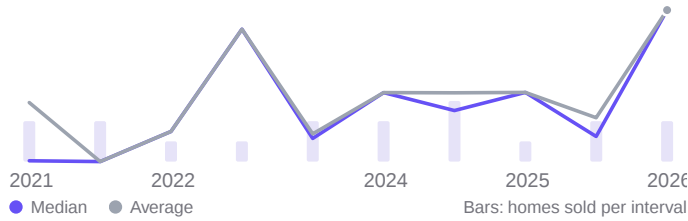
MARKET TRENDS (5 YEARS)

Sale prices

Median \$364K · Average \$364K

Growth (year over year)

Price +108.1% · Sales -33.3%

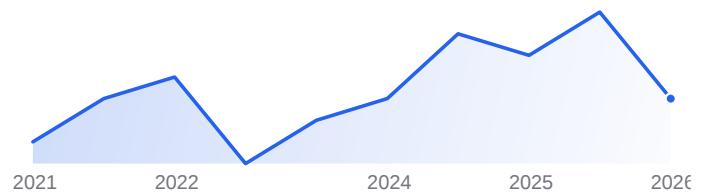


Price per square foot

\$131/ft²

Annual turnover (share of homes sold)

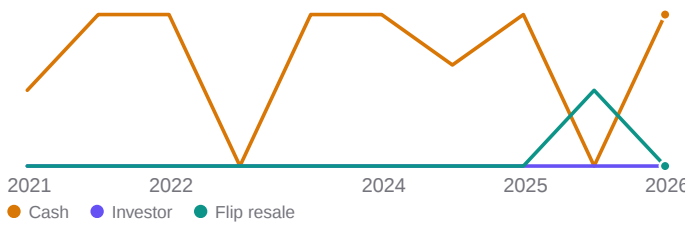
2.4%



BUYERS & OUTCOMES

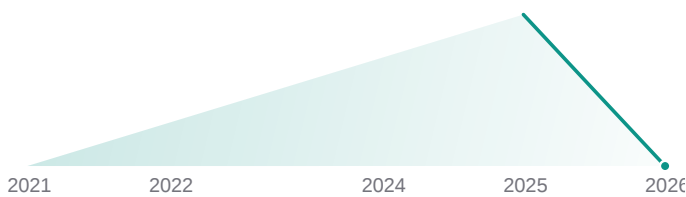
Buyer mix

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



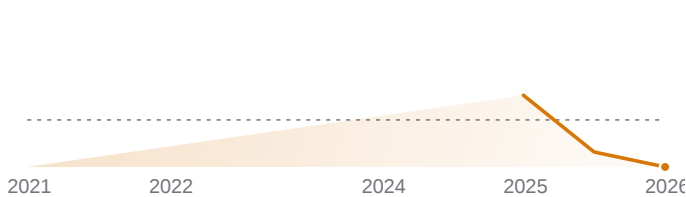
Sellers who sold at a gain

0%



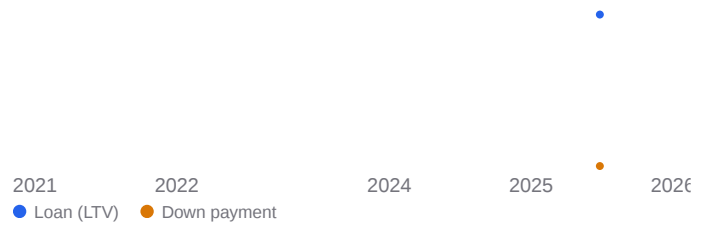
Median annualized return at resale

-5.0%



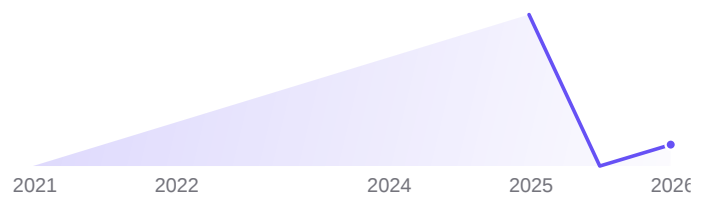
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 0.0%



Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	168
Median value (AVM)	\$141K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1952
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.9%
Owner occupied	29%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	257
Density	42 / mi²
Median household income	\$67K
Average household income	\$90K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	70
Homes occupied	85%
Bachelor's or higher	14%
Poverty rate	17.7%
Unemployment	0.6%
Average temp	56°F
Annual precip	48 in
Sunshine	63%

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