

Roseland 22967

ZIP code · VA · Virginia > Nelson County

BALANCED MARKET

\$335K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

222

SALES (12 MO)

\$362K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



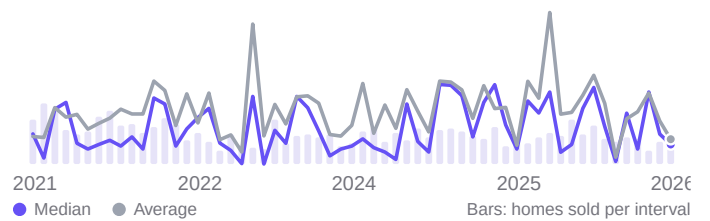
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$265K · Average \$283K

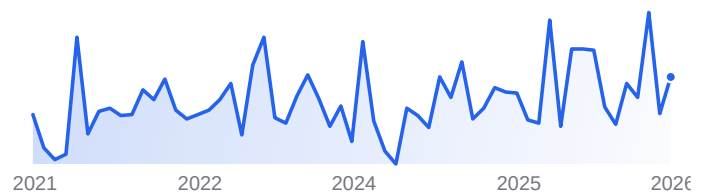
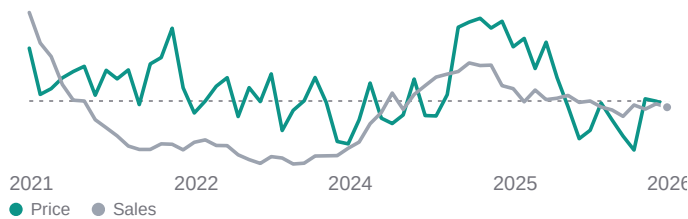


Growth (year over year)

Price -2.5% · Sales -3.9%

Price per square foot

\$296/ft²

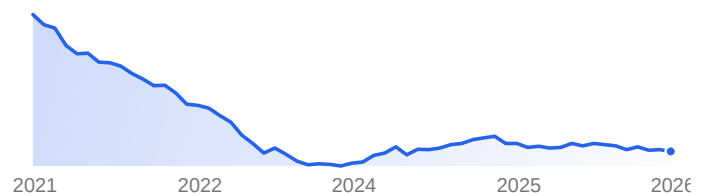
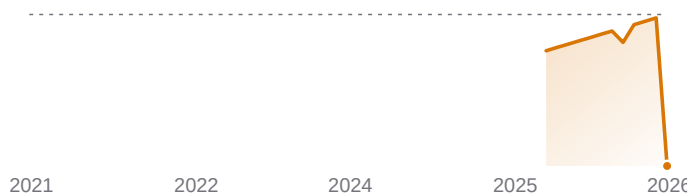


Sale premium vs estimated value

-10.7%

Annual turnover (share of homes sold)

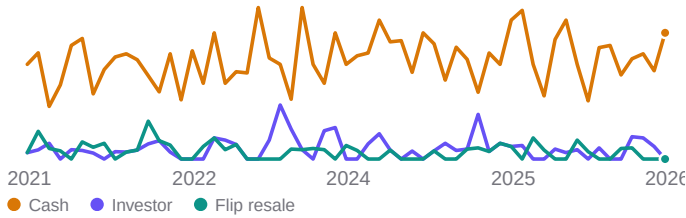
5.4%



BUYERS & OUTCOMES

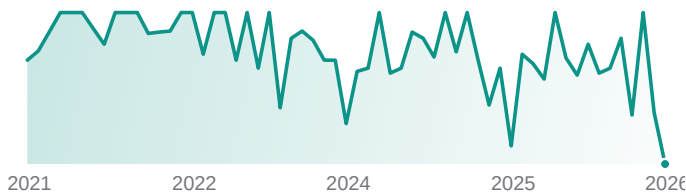
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



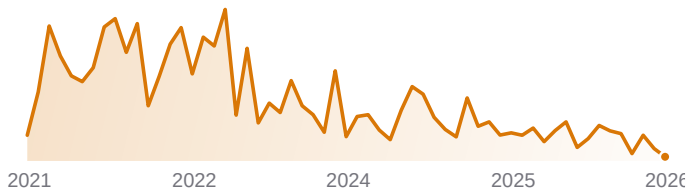
Sellers who sold at a gain

55%

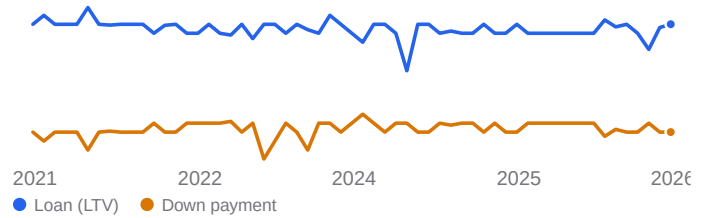


Median annualized return at resale

+0.8%

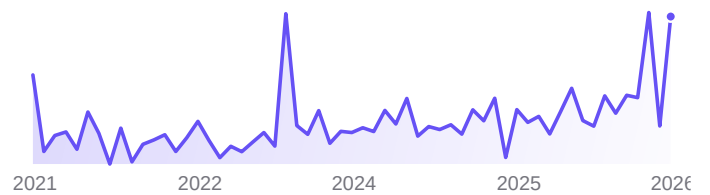


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



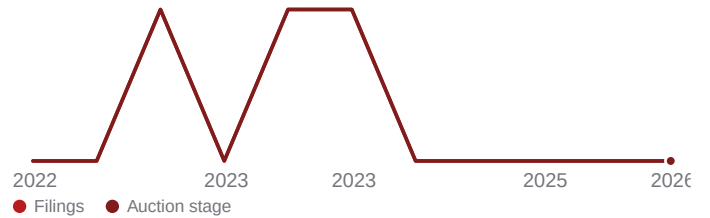
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,141
Median value (AVM)	\$362K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1984
Single family	98%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.2%
Owner occupied	14%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	2,039
Density	25 / mi²
Median household income	\$78K
Average household income	\$103K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	71
Homes occupied	47%
Bachelor's or higher	16%
Poverty rate	14.0%
Unemployment	0.6%
Average temp	55°F
Annual precip	50 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.