

Ashland 23005

ZIP code · VA · Virginia > Hanover County > Ashland

STRONG SELLER'S MARKET

\$958K

MEDIAN SALE PRICE

+104.5%

1-YR CHANGE

381

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

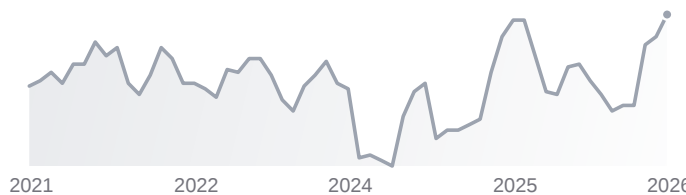
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

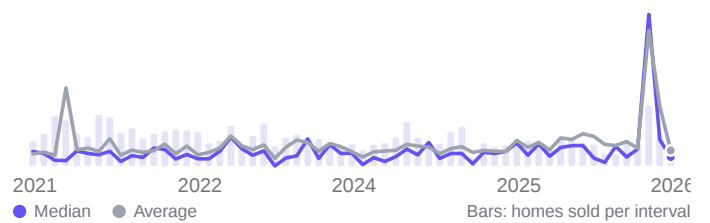
Market temperature (0–100)

82 / 100



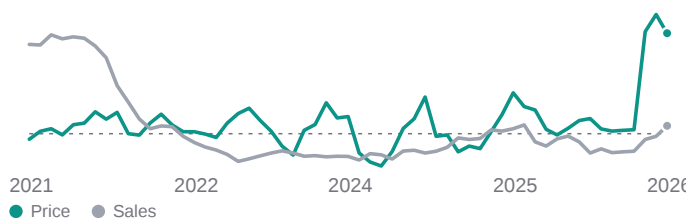
Sale prices

Median \$360K · Average \$434K



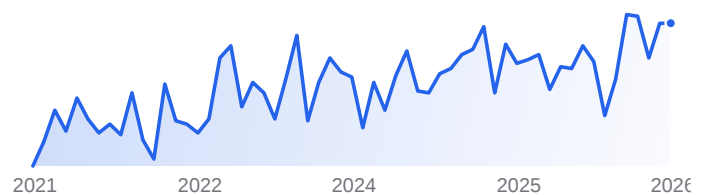
Growth (year over year)

Price +104.5% · Sales +8.2%



Price per square foot

\$257/ft²



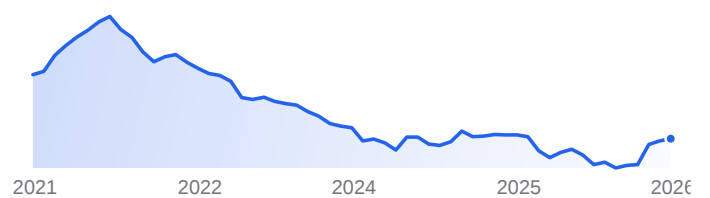
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

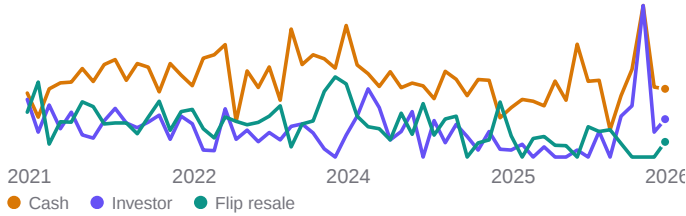
5.1%



BUYERS & OUTCOMES

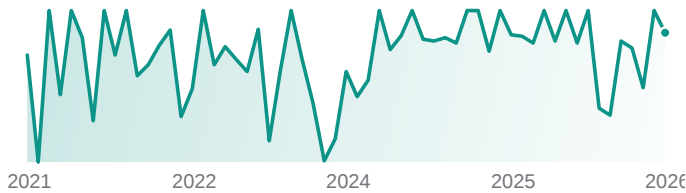
Buyer mix

Cash 33% · Investor 19% · Flip resale 7.4%



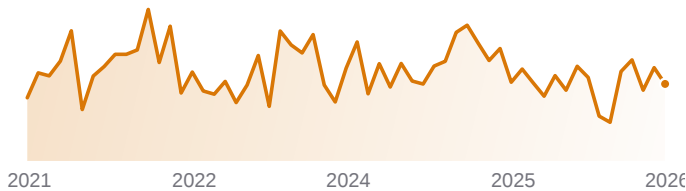
Sellers who sold at a gain

95%

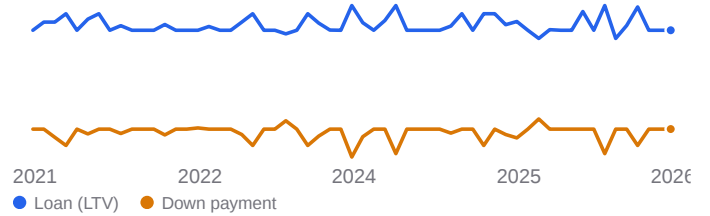


Median annualized return at resale

+5.0%

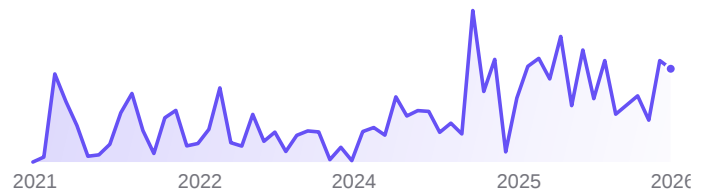


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



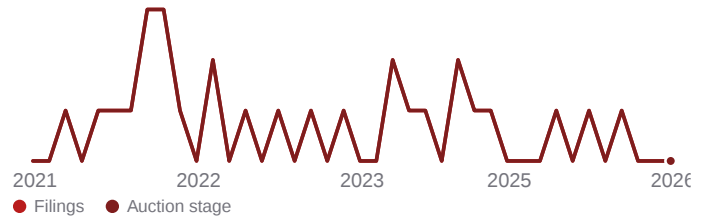
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,503
Median value (AVM)	\$356K
Median size	1,890 ft²
Median bedrooms	3
Median year built	1990
Single family	94%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	3.1%
Owner occupied	69%
Company owned	17%
Median loan-to-value	56%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	21,018
Density	295 / mi²
Median household income	\$95K
Average household income	\$121K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	70
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	7.5%
Unemployment	0.7%
Average temp	56°F
Annual precip	44 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.