

Beaverdam 23015

ZIP code · VA · Virginia > Hanover County

BUYER'S MARKET

\$354K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

78

SALES (12 MO)

\$325K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



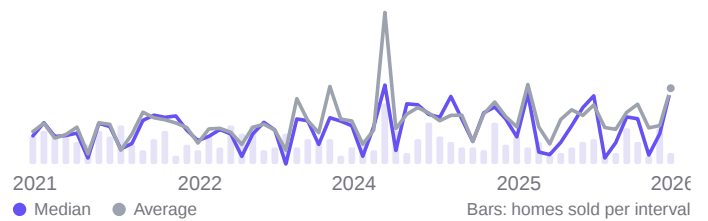
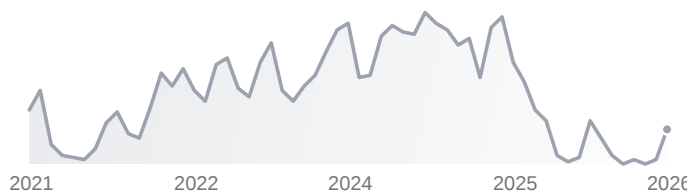
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$600K · Average \$604K

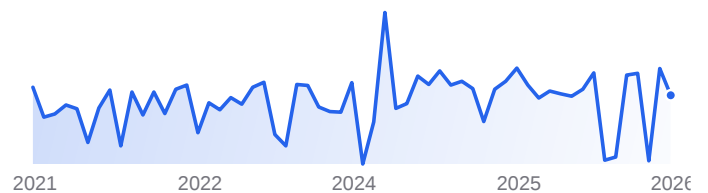
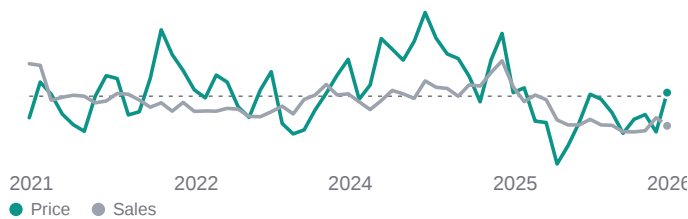


Growth (year over year)

Price +3.1% · Sales -25.7%

Price per square foot

\$210/ft²

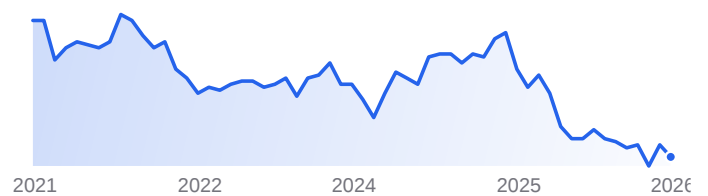
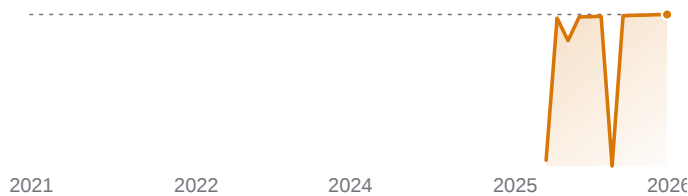


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

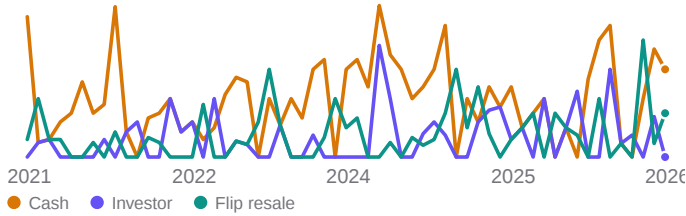
3.1%



BUYERS & OUTCOMES

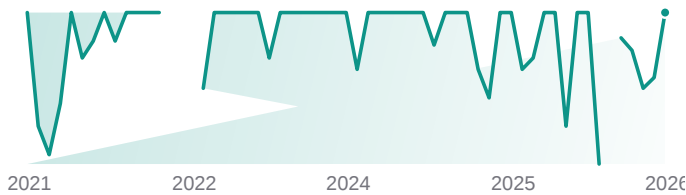
Buyer mix

Cash 50% · Investor 0% · Flip resale 25%



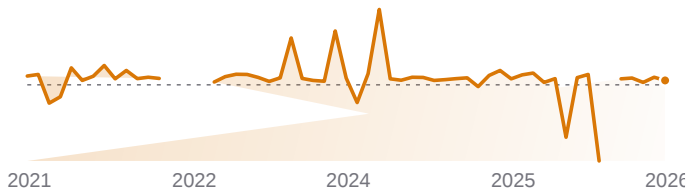
Sellers who sold at a gain

100%

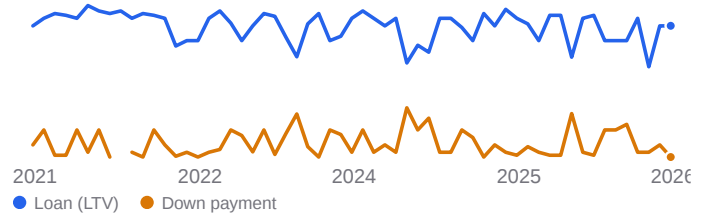


Median annualized return at resale

+3.8%

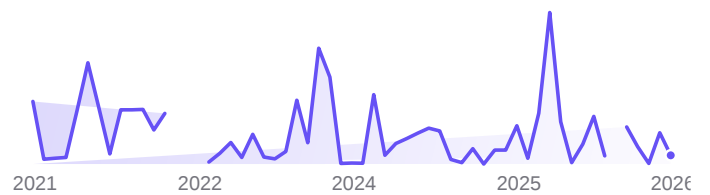


Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.8%



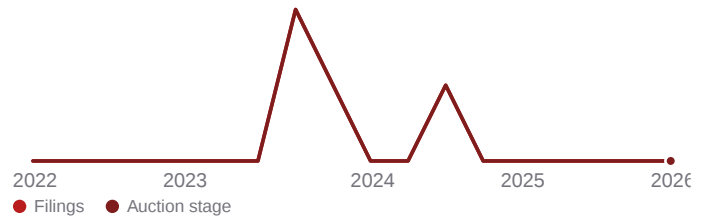
Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,489
Median value (AVM)	\$325K
Median size	1,824 ft²
Median bedrooms	3
Median year built	1992
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.5%
Owner occupied	67%
Company owned	12%
Median loan-to-value	48%
Typical ownership tenure	22.9 yrs

COMMUNITY

Population	5,614
Density	65 / mi²
Median household income	\$105K
Average household income	\$116K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	68
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	4.2%
Unemployment	0.8%
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.