

# Crozier 23039

ZIP code · VA · Virginia > Goochland County

**SELLER'S MARKET**

**\$538K**

MEDIAN SALE PRICE

**+23.9%**

1-YR CHANGE

**14**

SALES (12 MO)

**\$425K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 62 / 100**

Buyer's market

Balanced

Seller's market

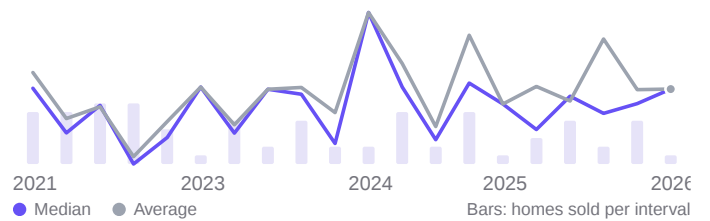
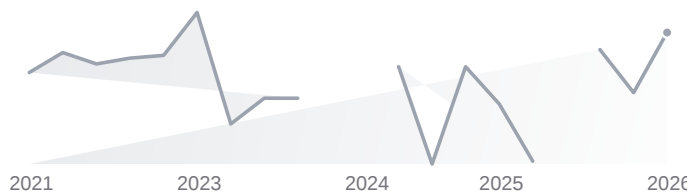
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**62 / 100**

Sale prices

**Median \$589K · Average \$589K**

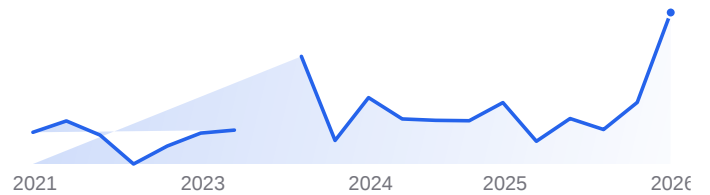
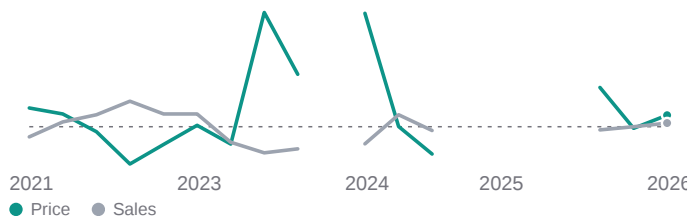


Growth (year over year)

**Price +23.9% · Sales +7.7%**

Price per square foot

**\$569/ft²**

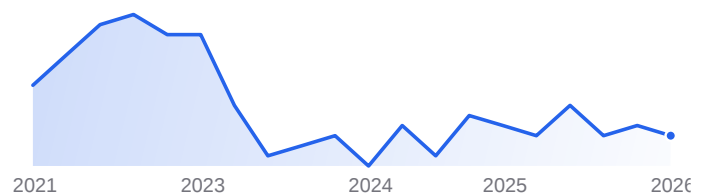


Sale premium vs estimated value

**-1.5%**

Annual turnover (share of homes sold)

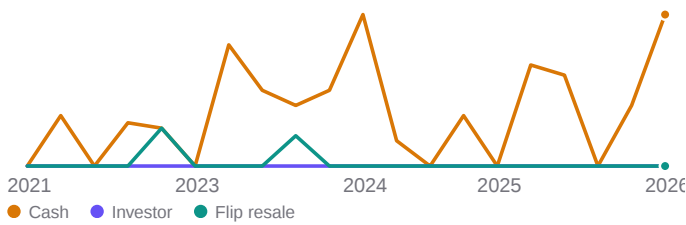
**2.7%**



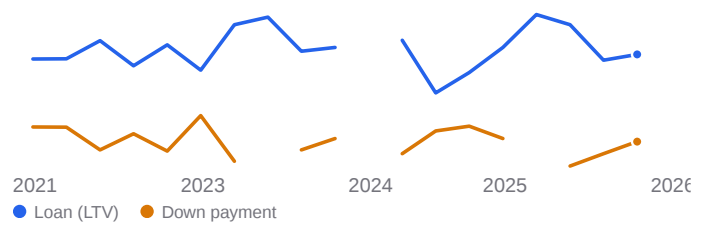
## BUYERS & OUTCOMES

### Buyer mix

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

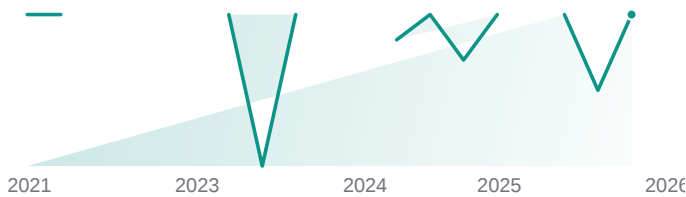


### Financing (share of purchase price) Loan (LTV) 75% · Down payment 18%



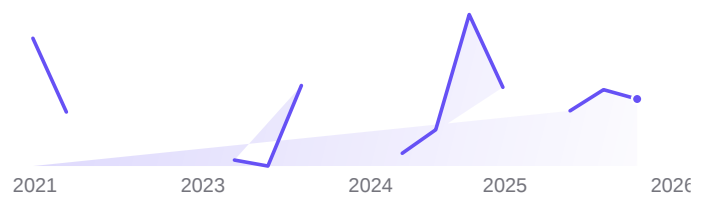
### Sellers who sold at a gain

100%



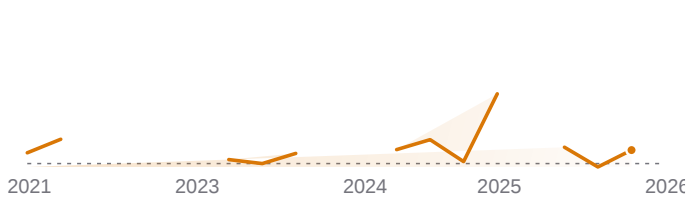
### Typical hold before selling

6.6 yrs



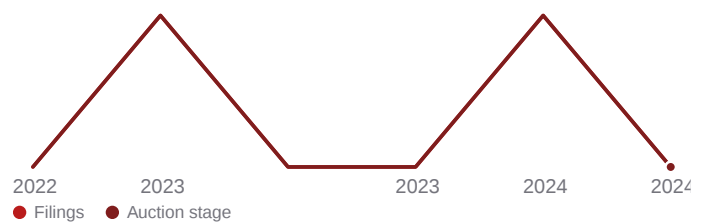
### Median annualized return at resale

+5.5%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 524       |
| Median value (AVM) | \$425K    |
| Median size        | 2,058 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1987      |
| Single family      | 93%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 52%       |
| Underwater (LTV 125% or more) | 2.5%      |
| Owner occupied                | 72%       |
| Company owned                 | 9.4%      |
| Median loan-to-value          | 47%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,347    |
| Density                          | 90 / mi² |
| Median household income          | \$125K   |
| Average household income         | \$167K   |
| Crime index (US avg 100)         | 75       |
| Air pollution index (US avg 100) | 97       |
| Earthquake index (US avg 100)    | 81       |
| Homes occupied                   | 93%      |
| Bachelor's or higher             | 24%      |
| Poverty rate                     | 3.1%     |
| Unemployment                     | 0.8%     |
| Average temp                     | 56°F     |
| Annual precip                    | 43 in    |
| Sunshine                         | 63%      |

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