

Gum Spring 23065

ZIP code · VA · Virginia > Goochland County

BUYER'S MARKET

\$350K

MEDIAN SALE PRICE

-3.8%

1-YR CHANGE

19

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



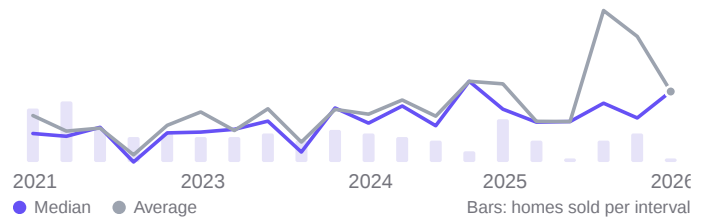
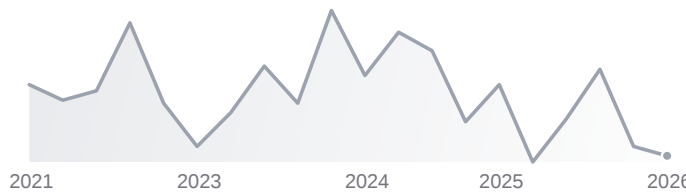
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$445K · Average \$445K

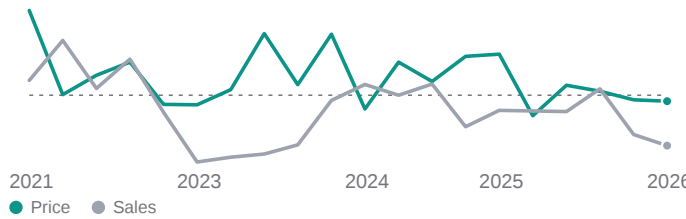


Growth (year over year)

Price -3.8% · Sales -32.1%

Price per square foot

\$289/ft²

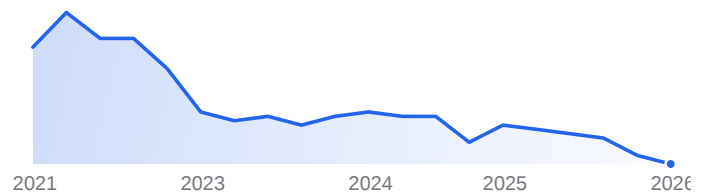


Sale premium vs estimated value

+0.0%

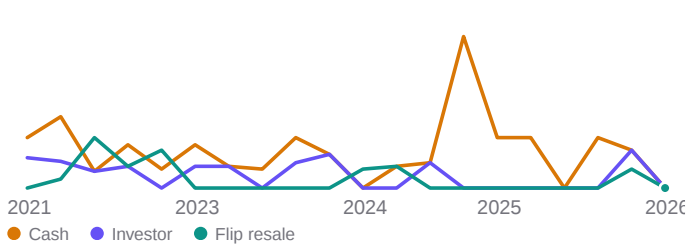
Annual turnover (share of homes sold)

2.5%

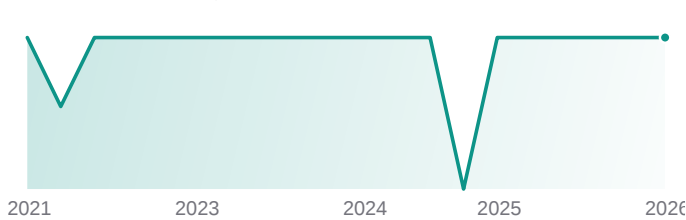


BUYERS & OUTCOMES

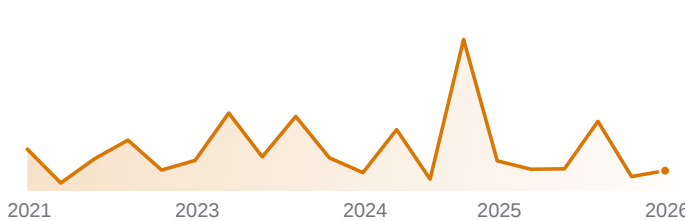
Buyer mix



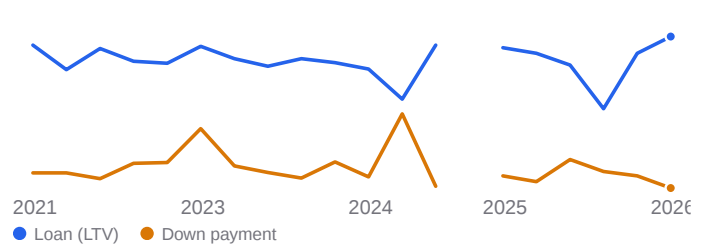
Sellers who sold at a gain



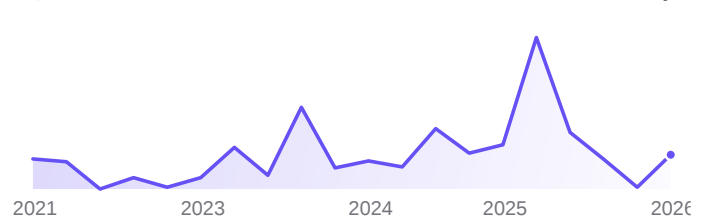
Median annualized return at resale



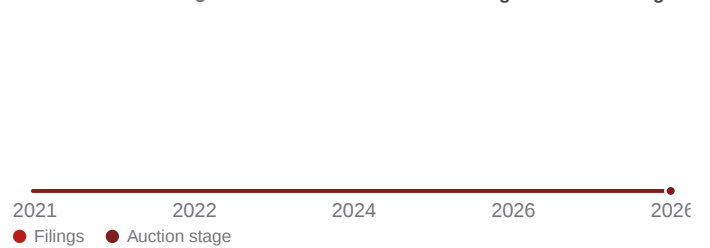
Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	773
Median value (AVM)	\$258K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1990
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	6.4%
Owner occupied	73%
Company owned	5.0%
Median loan-to-value	65%
Typical ownership tenure	41.0 yrs

COMMUNITY

Population	1,845
Density	88 / mi²
Median household income	\$92K
Average household income	\$106K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	86
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	6.6%
Unemployment	0.9%
Average temp	56°F
Annual precip	44 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.