

Kents Store 23084

ZIP code · VA · Virginia > Fluvanna County

BALANCED MARKET

\$302K

MEDIAN SALE PRICE

-9.3%

1-YR CHANGE

31

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

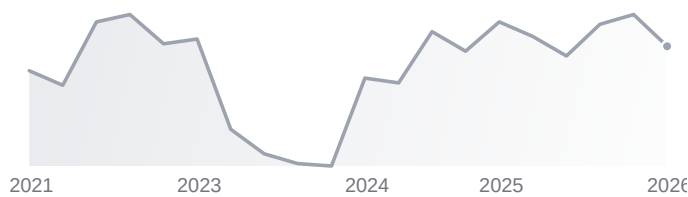
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

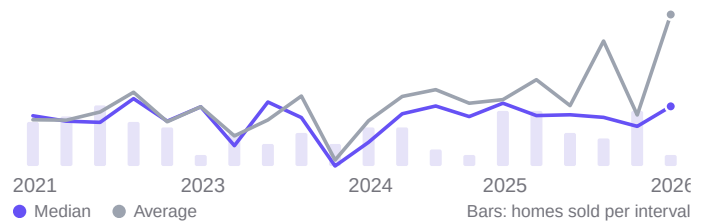
Market temperature (0–100)

58 / 100



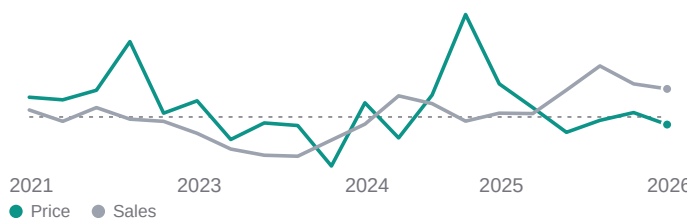
Sale prices

Median \$355K · Average \$705K



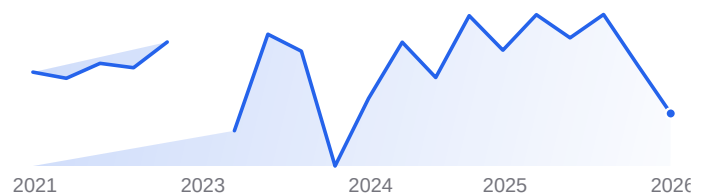
Growth (year over year)

Price -9.3% · Sales +34.8%



Price per square foot

\$157/ft²



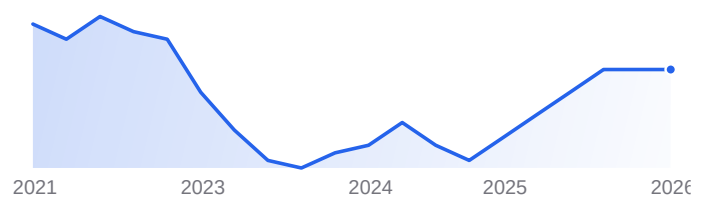
Sale premium vs estimated value

-21.2%



Annual turnover (share of homes sold)

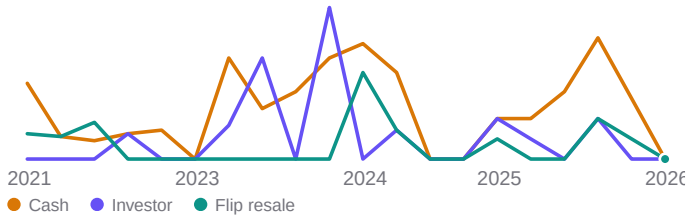
3.6%



BUYERS & OUTCOMES

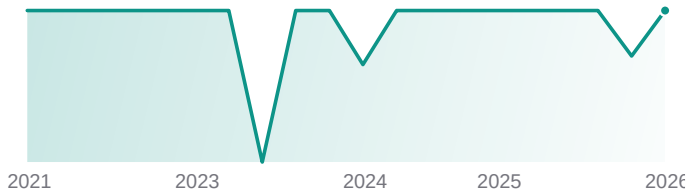
Buyer mix

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



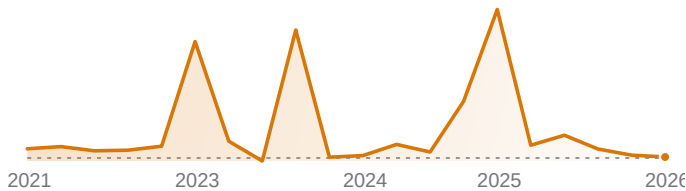
Sellers who sold at a gain

100%

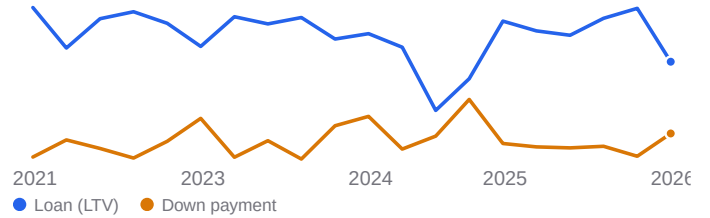


Median annualized return at resale

+0.8%

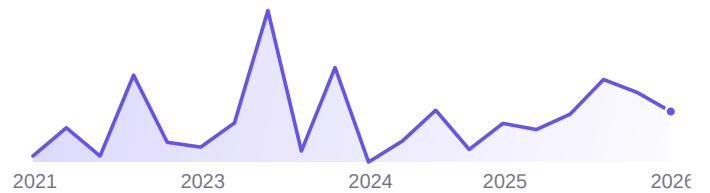


Financing (share of purchase price) Loan (LTV) 62% · Down payment 20%



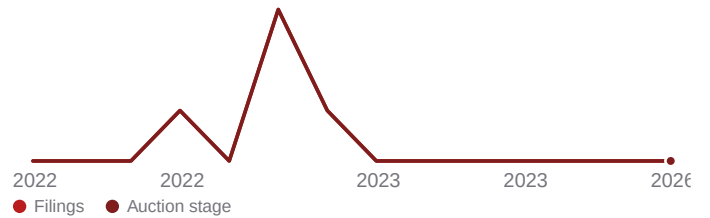
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	856
Median value (AVM)	\$298K
Median size	1,590 ft²
Median bedrooms	3
Median year built	1992
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	4.5%
Owner occupied	72%
Company owned	7.9%
Median loan-to-value	55%
Typical ownership tenure	21.3 yrs

COMMUNITY

Population	2,013
Density	50 / mi²
Median household income	\$74K
Average household income	\$106K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	89
Homes occupied	93%
Bachelor's or higher	18%
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.