

Manakin Sabot 23103

ZIP code · VA · Virginia > Goochland County

BALANCED MARKET

\$787K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

125

SALES (12 MO)

\$665K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



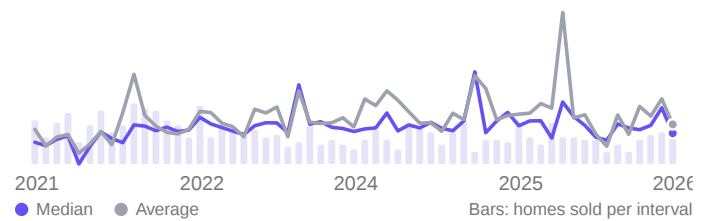
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$660K · Average \$761K

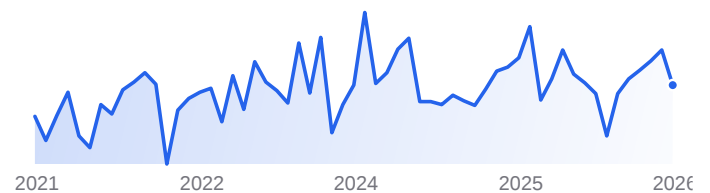
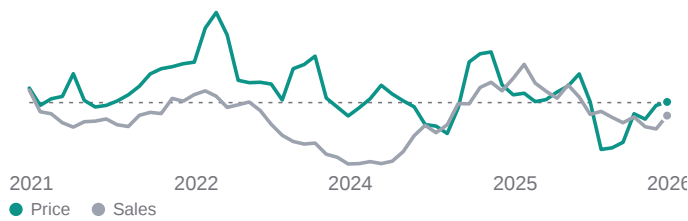


Growth (year over year)

Price +0.5% · Sales -8.8%

Price per square foot

\$251/ft²

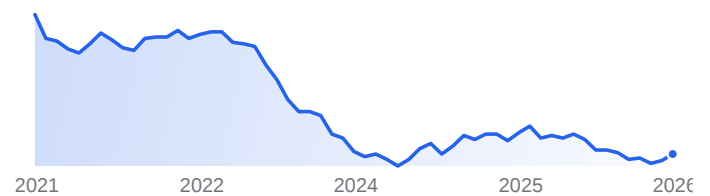
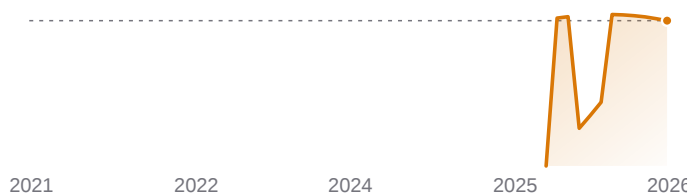


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

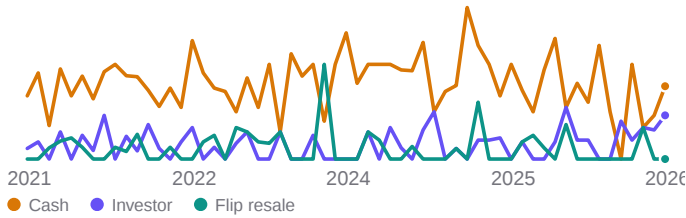
4.2%



BUYERS & OUTCOMES

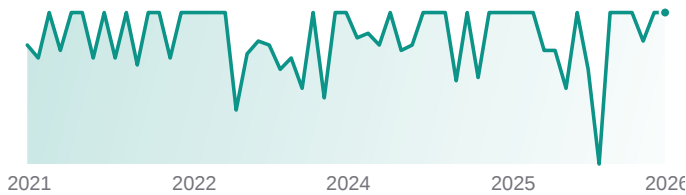
Buyer mix

Cash 38% · Investor 23% · Flip resale 0%



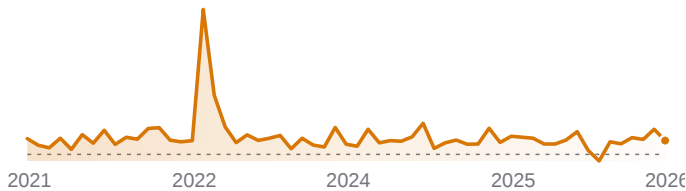
Sellers who sold at a gain

100%

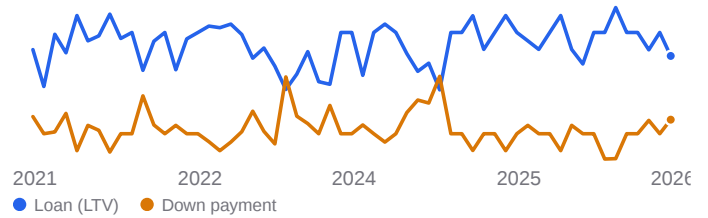


Median annualized return at resale

+4.8%

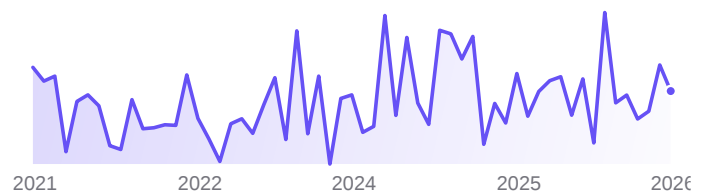


Financing (share of purchase price) Loan (LTV) 66% · Down payment 28%



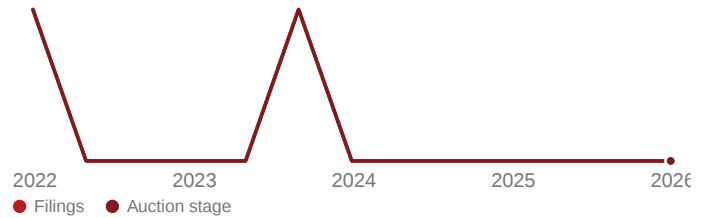
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,000
Median value (AVM)	\$665K
Median size	2,930 ft²
Median bedrooms	4
Median year built	2001
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.5%
Owner occupied	85%
Company owned	8.9%
Median loan-to-value	46%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	6,136
Density	166 / mi²
Median household income	\$119K
Average household income	\$174K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	75
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	5.1%
Unemployment	0.6%
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.