

Mechanicsville 23116

ZIP code · VA · Virginia > Hanover County > Mechanicsville

BALANCED MARKET

\$514K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

539

SALES (12 MO)

\$411K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



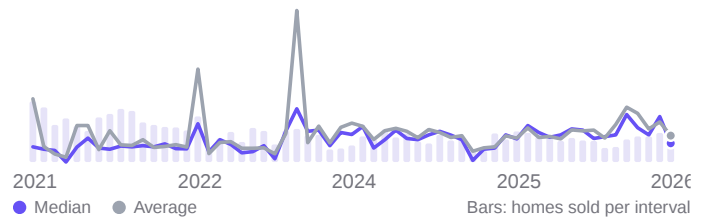
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$465K · Average \$497K

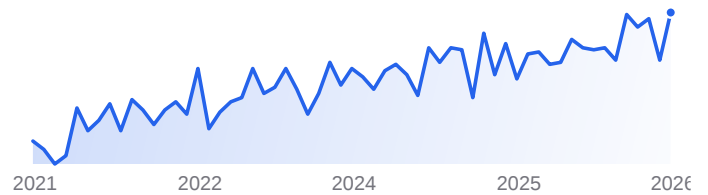
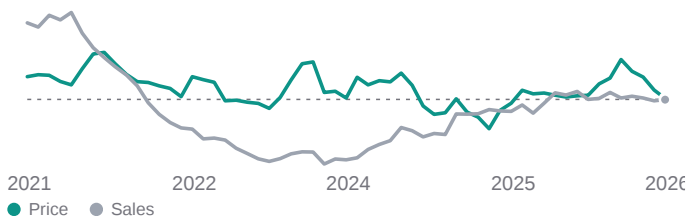


Growth (year over year)

Price +0.6% · Sales -0.2%

Price per square foot

\$243/ft²

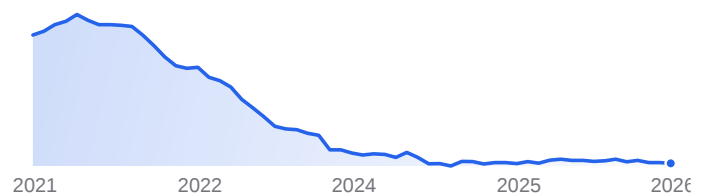
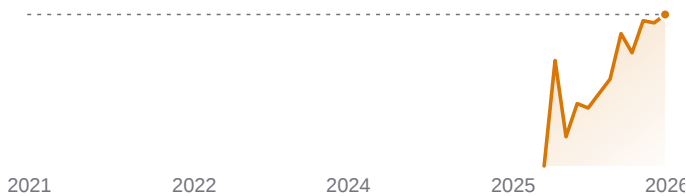


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

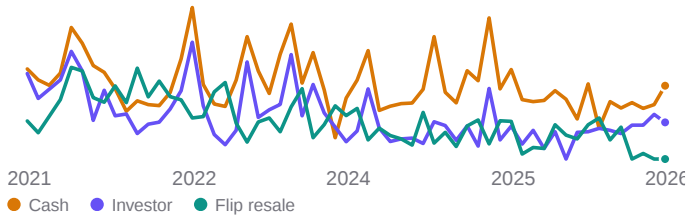
4.0%



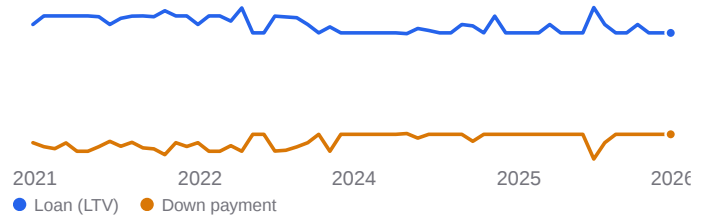
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 13% · Flip resale 0%

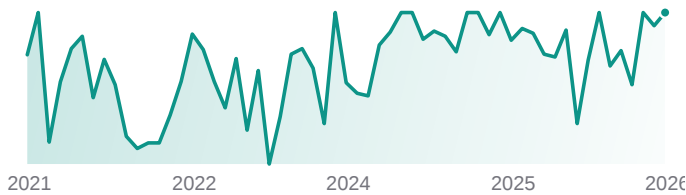


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



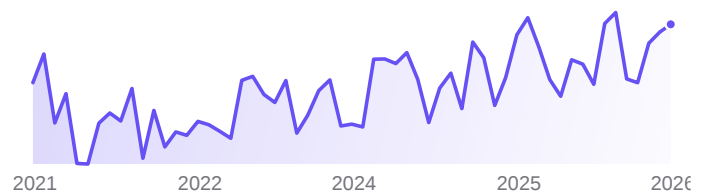
Sellers who sold at a gain

100%



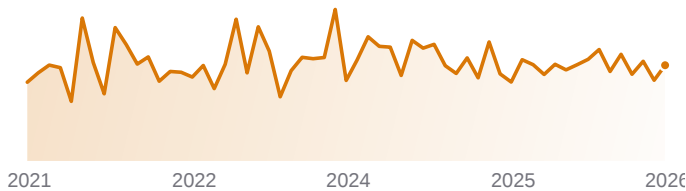
Typical hold before selling

7.7 yrs



Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	13,522
Median value (AVM)	\$411K
Median size	2,288 ft²
Median bedrooms	4
Median year built	1995
Single family	97%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	34%
Underwater (LTV 125% or more)	3.5%
Owner occupied	85%
Company owned	11%
Median loan-to-value	65%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	31,305
Density	513 / mi²
Median household income	\$134K
Average household income	\$151K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	62
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	2.5%
Unemployment	0.9%
Average temp	57°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.