

Sandy Hook 23153

ZIP code · VA · Virginia > Goochland County

BUYER'S MARKET

\$540K

MEDIAN SALE PRICE

-10.5%

1-YR CHANGE

18

SALES (12 MO)

\$378K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



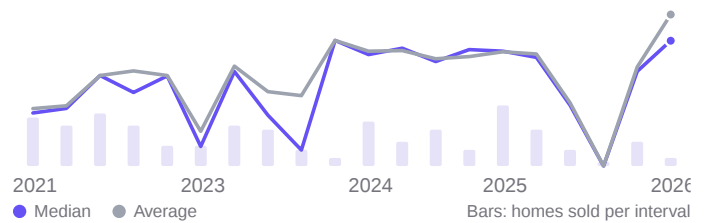
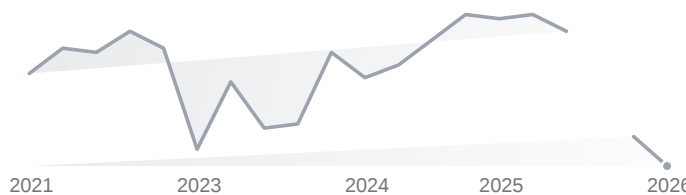
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$620K · Average \$723K

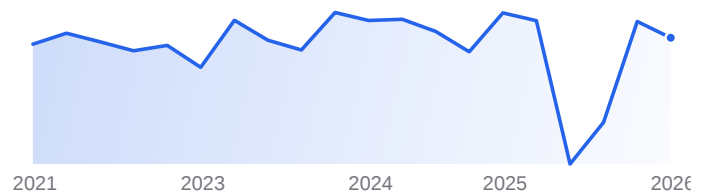
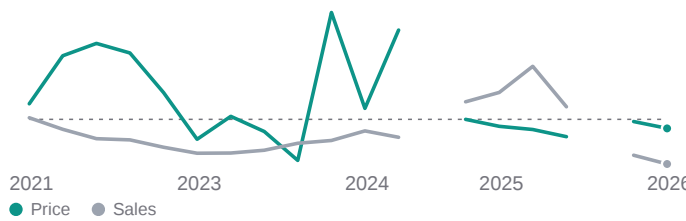


Growth (year over year)

Price -10.5% · Sales -51.4%

Price per square foot

\$200/ft²

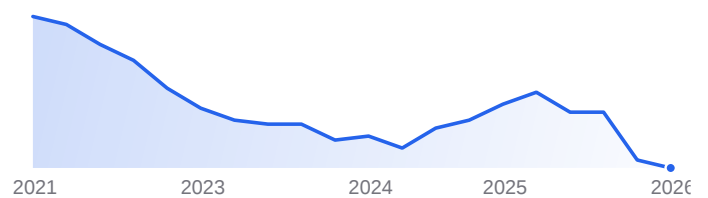


Sale premium vs estimated value

+7.2%

Annual turnover (share of homes sold)

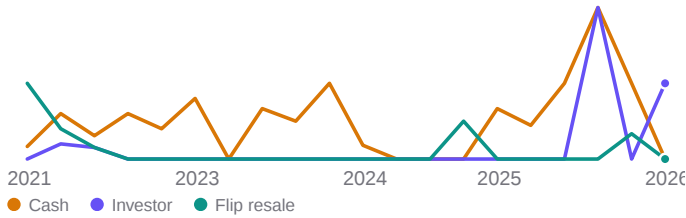
2.5%



BUYERS & OUTCOMES

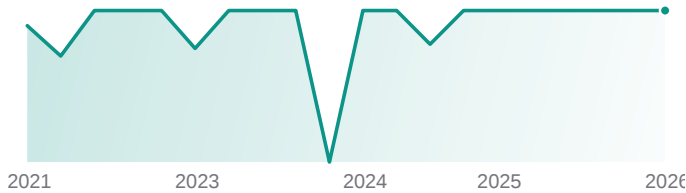
Buyer mix

Cash 0% · Investor 50% · Flip resale 0%



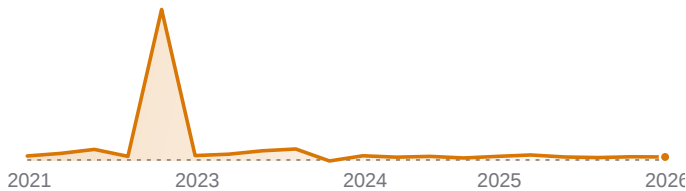
Sellers who sold at a gain

100%

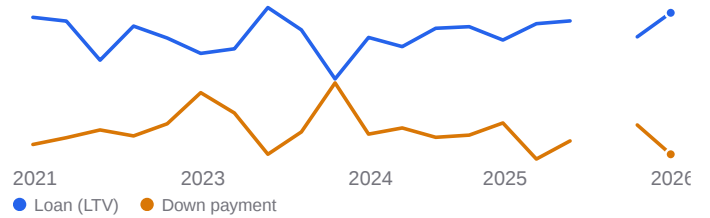


Median annualized return at resale

+4.8%

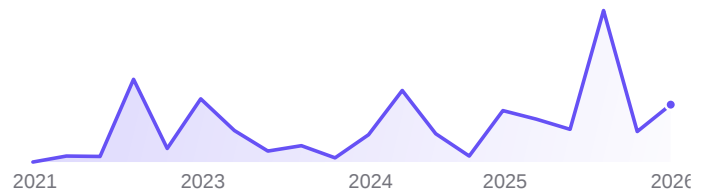


Financing (share of purchase price) Loan (LTV) 90% · Down payment 6.9%



Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	721
Median value (AVM)	\$378K
Median size	2,066 ft²
Median bedrooms	3
Median year built	2000
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	5.8%
Owner occupied	83%
Company owned	4.7%
Median loan-to-value	64%
Typical ownership tenure	18.4 yrs

COMMUNITY

Population	1,380
Density	99 / mi²
Median household income	\$95K
Average household income	\$111K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	91
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	5.6%
Unemployment	0.8%
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.