

Montpelier 23192

ZIP code · VA · Virginia > Hanover County

SELLER'S MARKET

\$466K

MEDIAN SALE PRICE

+6.8%

1-YR CHANGE

131

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

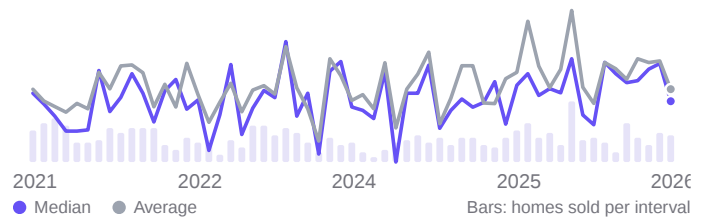
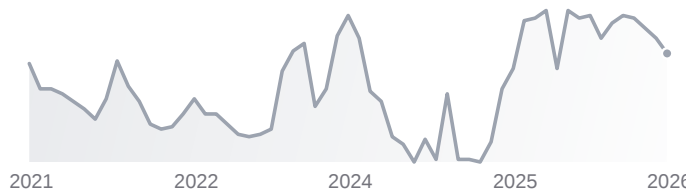
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$365K · Average \$418K

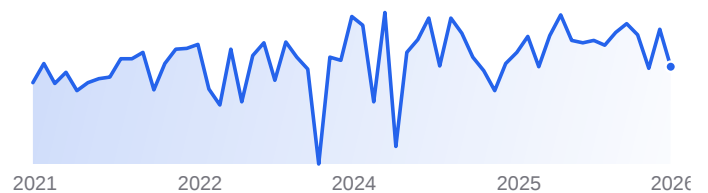
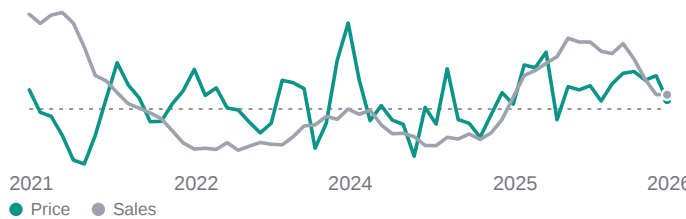


Growth (year over year)

Price +6.8% · Sales +11.0%

Price per square foot

\$198/ft²

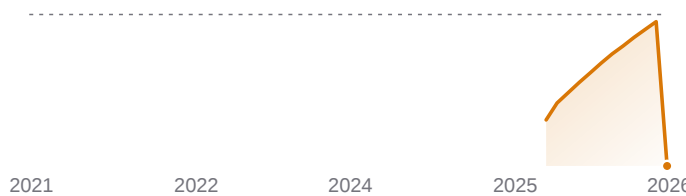


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

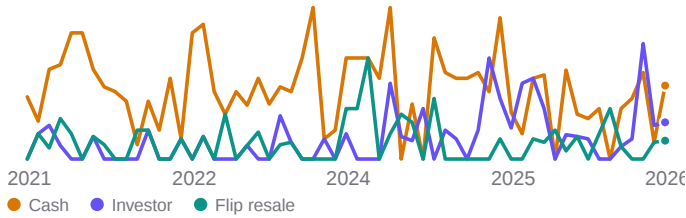
3.9%



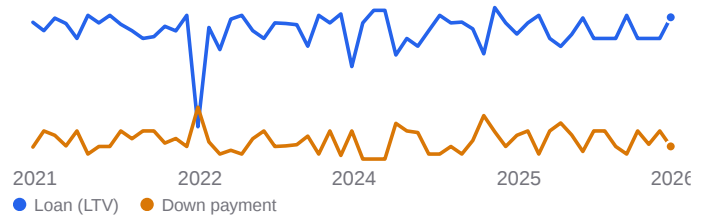
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 18% · Flip resale 9.1%

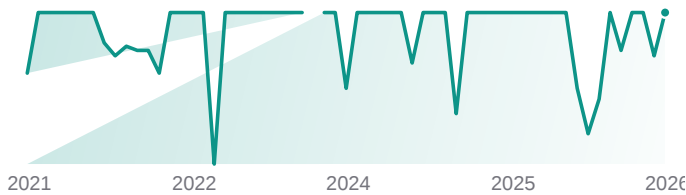


Financing (share of purchase price) Loan (LTV) 94% · Down payment 10%



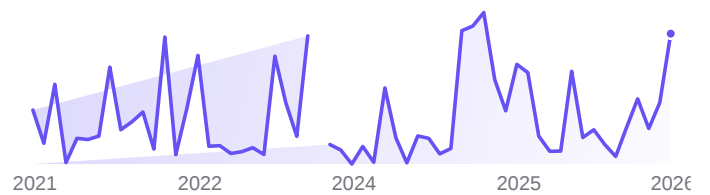
Sellers who sold at a gain

100%



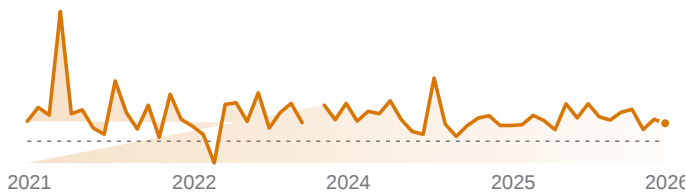
Typical hold before selling

16.4 yrs



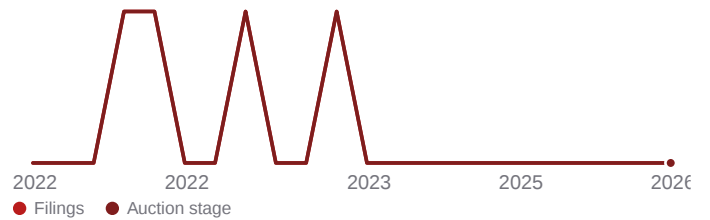
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,322
Median value (AVM)	\$358K
Median size	1,988 ft²
Median bedrooms	3
Median year built	1992
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	4.0%
Owner occupied	71%
Company owned	10%
Median loan-to-value	54%
Typical ownership tenure	24.4 yrs

COMMUNITY

Population	6,923
Density	91 / mi²
Median household income	\$106K
Average household income	\$129K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	77
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	3.9%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.