

Henrico 23238

ZIP code · VA · Virginia > Goochland County

BALANCED MARKET

\$513K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

396

SALES (12 MO)

\$395K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



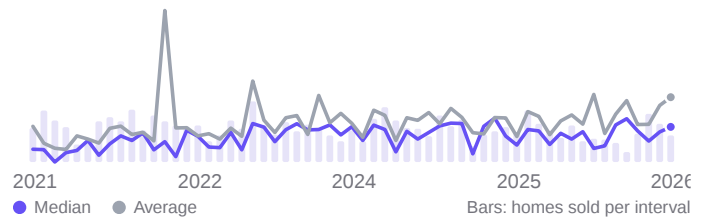
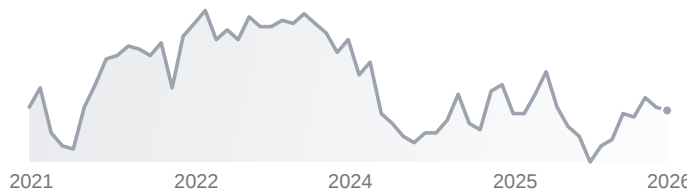
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$560K · Average \$780K

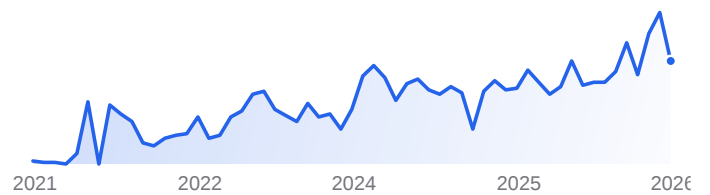
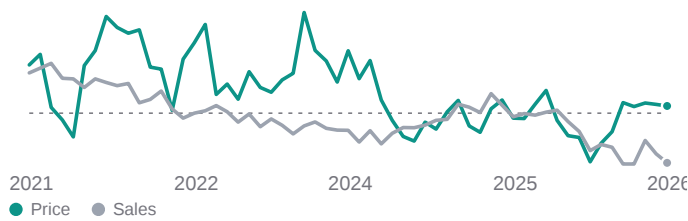


Growth (year over year)

Price +2.9% · Sales -20.2%

Price per square foot

\$246/ft²

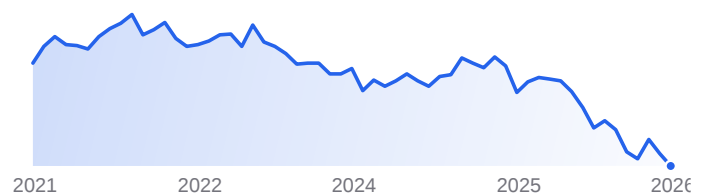


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

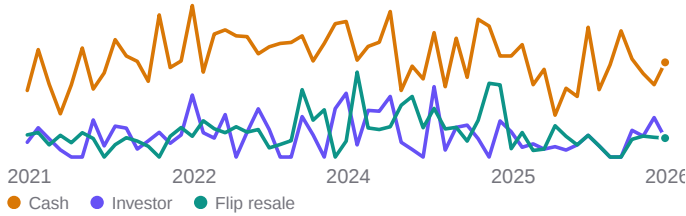
4.7%



BUYERS & OUTCOMES

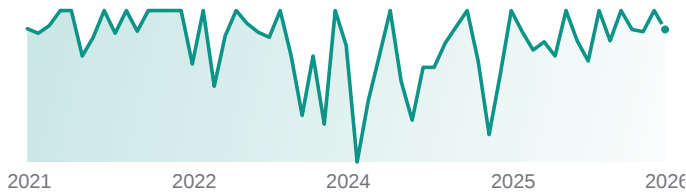
Buyer mix

Cash 31% · Investor 6.3% · Flip resale 6.3%



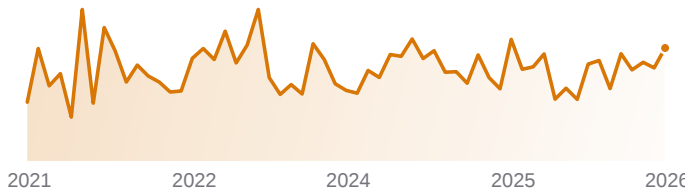
Sellers who sold at a gain

96%

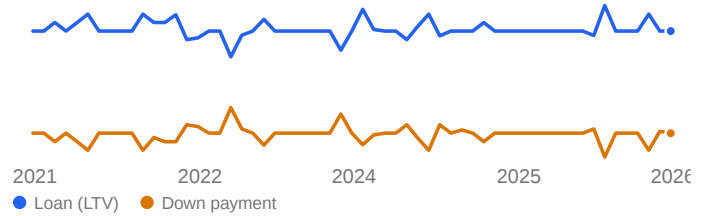


Median annualized return at resale

+6.9%

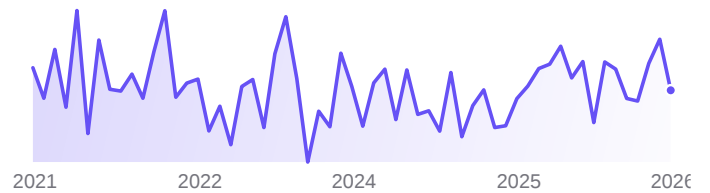


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



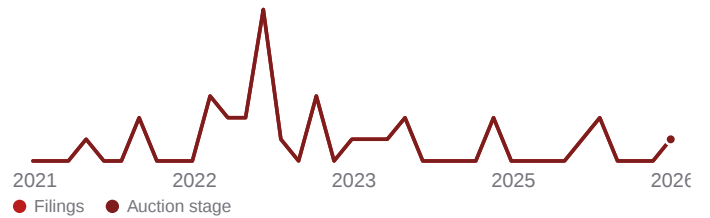
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,448
Median value (AVM)	\$395K
Median size	2,037 ft²
Median bedrooms	4
Median year built	1982
Single family	73%
Condos	7.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	3.1%
Owner occupied	84%
Company owned	6.8%
Median loan-to-value	56%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	27,495
Density	1,219 / mi²
Median household income	\$110K
Average household income	\$137K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	74
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	6.0%
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.