

Virginia Beach 23451

ZIP code · VA · Virginia > Virginia Beach city > Virginia Beach

SELLER'S MARKET

\$597K

MEDIAN SALE PRICE

-9.3%

1-YR CHANGE

771

SALES (12 MO)

\$684K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

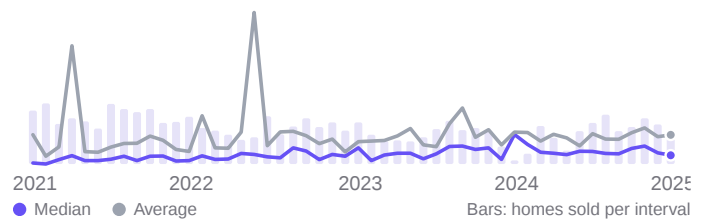
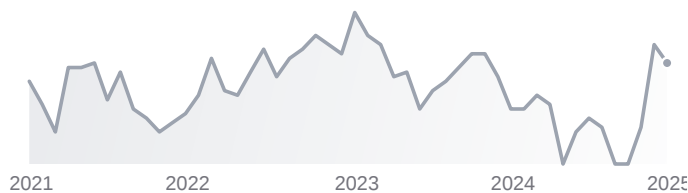
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$539K · Average \$841K

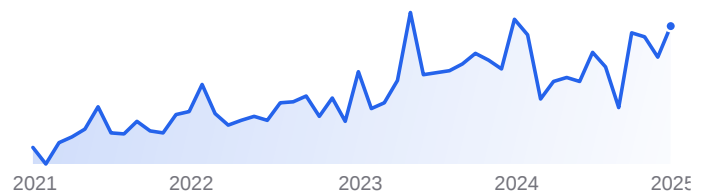
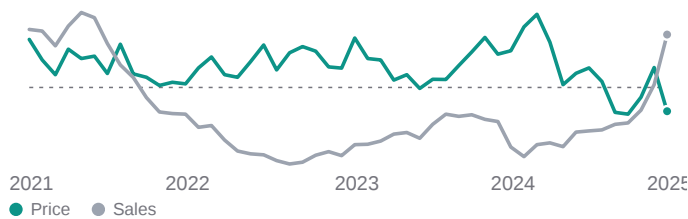


Growth (year over year)

Price -9.3% · Sales +20.8%

Price per square foot

\$390/ft²

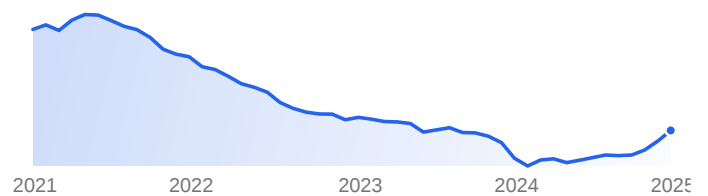
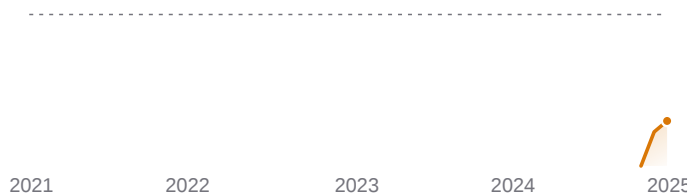


Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

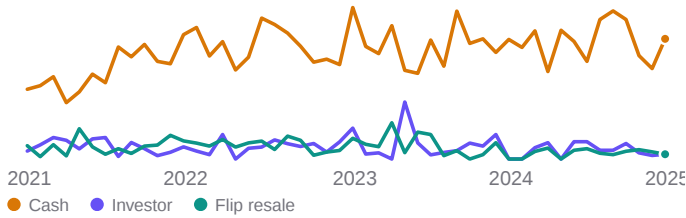
4.7%



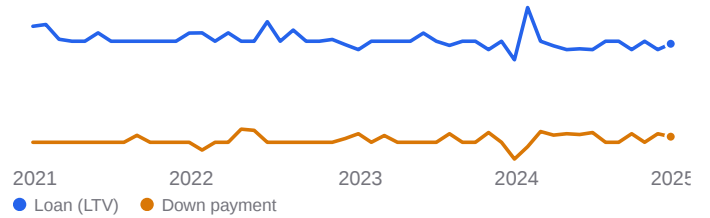
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 1.7% · Flip resale 1.7%

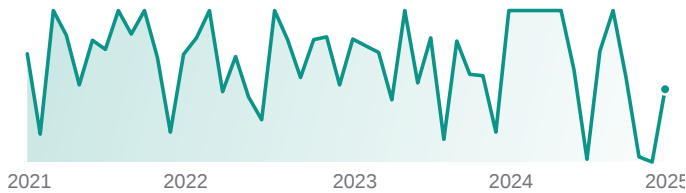


Financing (share of purchase price) Loan (LTV) 78% · Down payment 23%



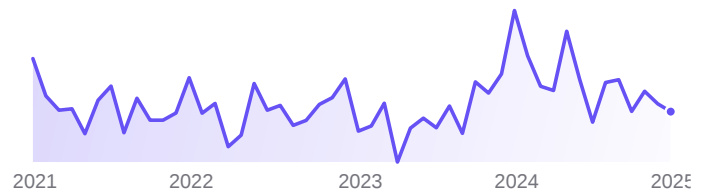
Sellers who sold at a gain

94%



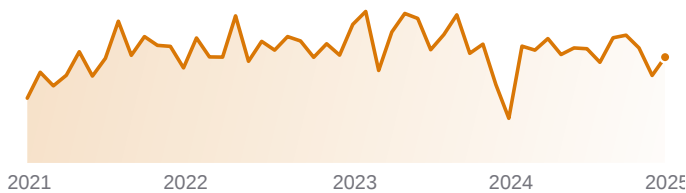
Typical hold before selling

5.2 yrs



Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	16,490
Median value (AVM)	\$684K
Median size	1,830 ft²
Median bedrooms	3
Median year built	1984
Single family	45%
Condos	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.6%
Owner occupied	68%
Company owned	20%
Median loan-to-value	40%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	41,226
Density	1,969 / mi²
Median household income	\$100K
Average household income	\$132K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	21
Homes occupied	87%
Bachelor's or higher	32%
Poverty rate	8.8%
Unemployment	0.8%
Average temp	59°F
Annual precip	45 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through October 2025. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.