

Dendron 23839

ZIP code · VA · Virginia > Surry County > Dendron

BALANCED MARKET

\$77K

MEDIAN SALE PRICE

-51.6%

1-YR CHANGE

12

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



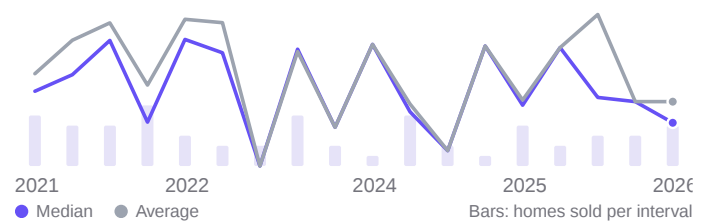
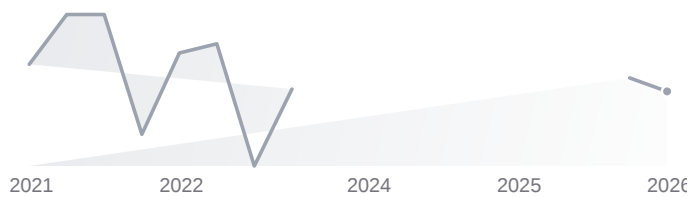
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$96K · Average \$133K

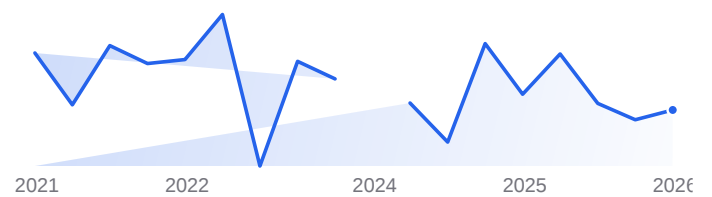
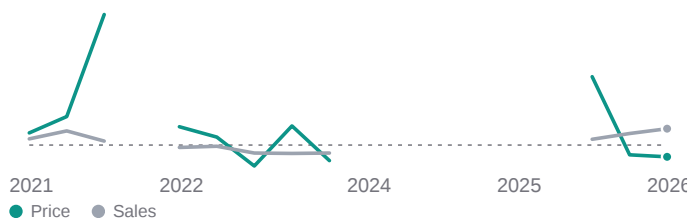


Growth (year over year)

Price -51.6% · Sales +71.4%

Price per square foot

\$66/ft²

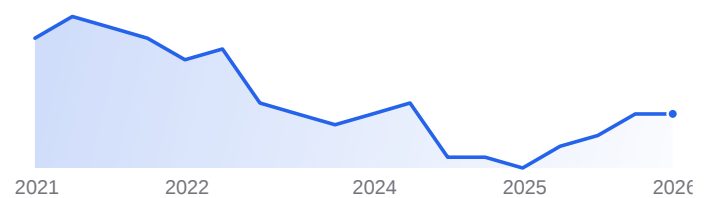


Sale premium vs estimated value

+3.4%

Annual turnover (share of homes sold)

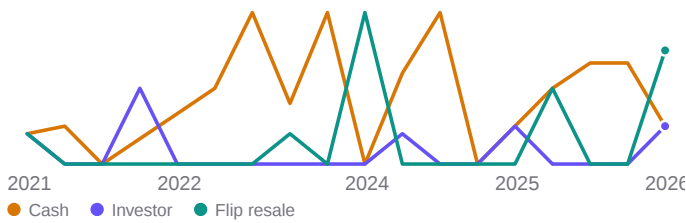
2.9%



BUYERS & OUTCOMES

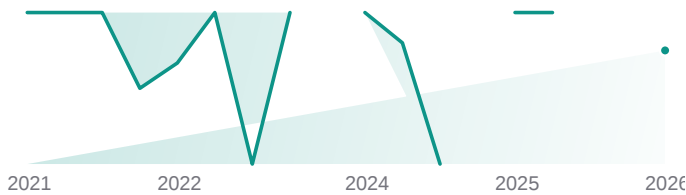
Buyer mix

Cash 25% · Investor 25% · Flip resale 75%



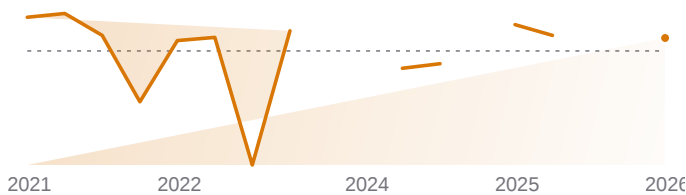
Sellers who sold at a gain

75%



Median annualized return at resale

+7.9%

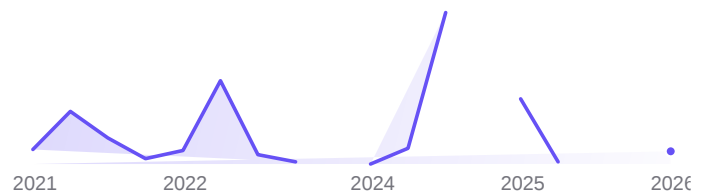


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



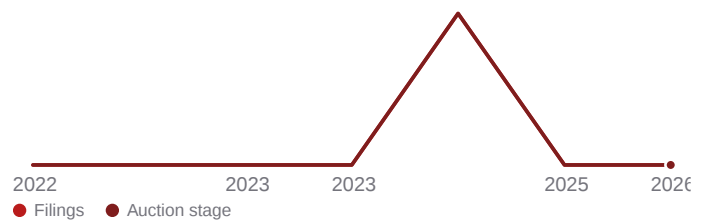
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	411
Median value (AVM)	\$182K
Median size	1,595 ft²
Median bedrooms	3
Median year built	1984
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	6.5%
Owner occupied	71%
Company owned	13%
Median loan-to-value	46%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	702
Density	24 / mi ²
Median household income	\$115K
Average household income	\$120K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	34
Homes occupied	88%
Bachelor's or higher	17%
Poverty rate	4.5%
Unemployment	0.9%
Average temp	59°F
Annual precip	47 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.