

Bracey 23919

ZIP code · VA · Virginia > Mecklenburg County > Bracey

STRONG SELLER'S MARKET

\$172K

MEDIAN SALE PRICE

+97.1%

1-YR CHANGE

166

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 83 / 100

Buyer's market

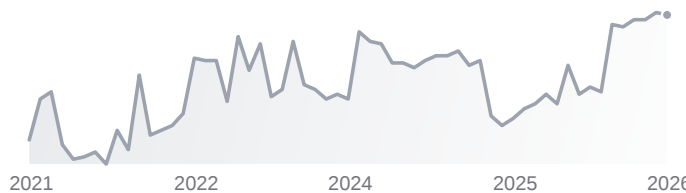
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

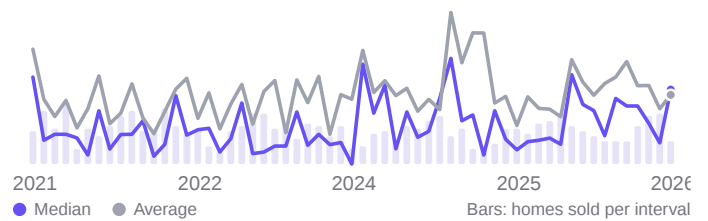
Market temperature (0–100)

83 / 100



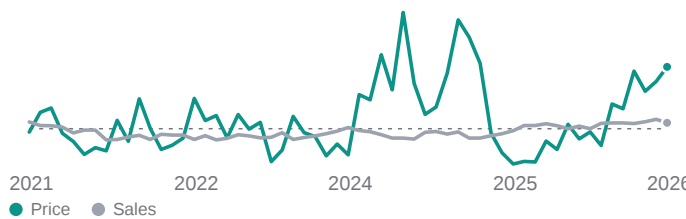
Sale prices

Median \$270K · Average \$252K



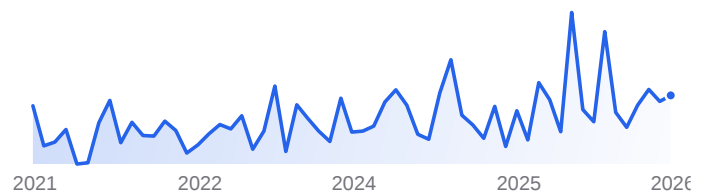
Growth (year over year)

Price +97.1% · Sales +9.2%



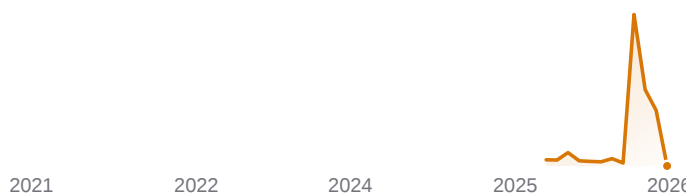
Price per square foot

\$192/ft²



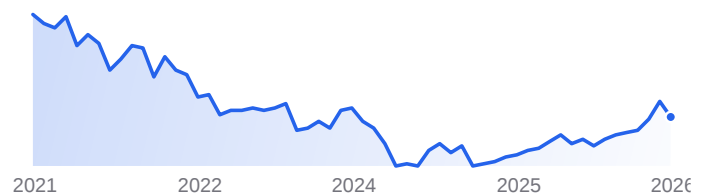
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

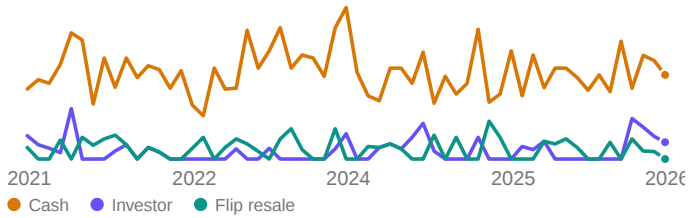
5.7%



BUYERS & OUTCOMES

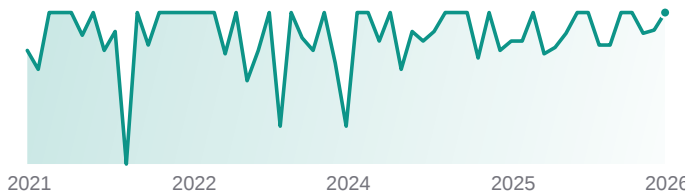
Buyer mix

Cash 56% · Investor 11% · Flip resale 0%



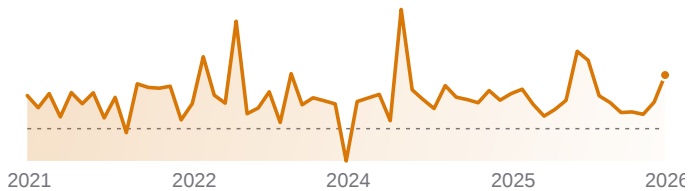
Sellers who sold at a gain

100%

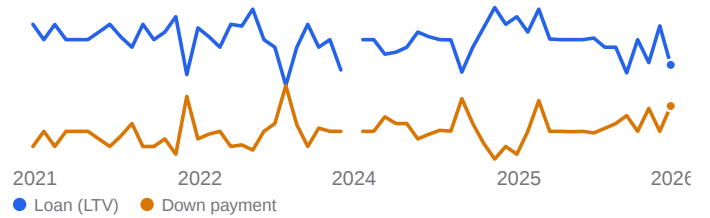


Median annualized return at resale

+17.2%

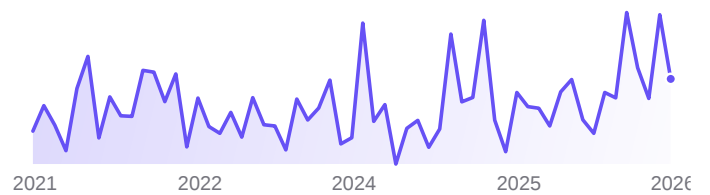


Financing (share of purchase price) Loan (LTV) 63% · Down payment 37%



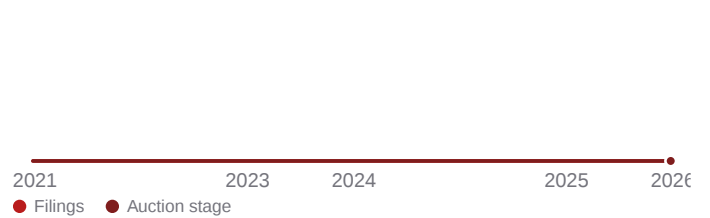
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,928
Median value (AVM)	\$290K
Median size	1,661 ft²
Median bedrooms	3
Median year built	1997
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.2%
Owner occupied	33%
Company owned	6.2%
Median loan-to-value	45%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	1,642
Density	76 / mi²
Median household income	\$68K
Average household income	\$92K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	40
Homes occupied	36%
Bachelor's or higher	19%
Poverty rate	15.7%
Unemployment	0.9%
Average temp	58°F
Annual precip	46 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.