

South Hill 23970

ZIP code · VA · Virginia > Mecklenburg County > South Hill

BUYER'S MARKET

\$205K

MEDIAN SALE PRICE

-14.0%

1-YR CHANGE

100

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



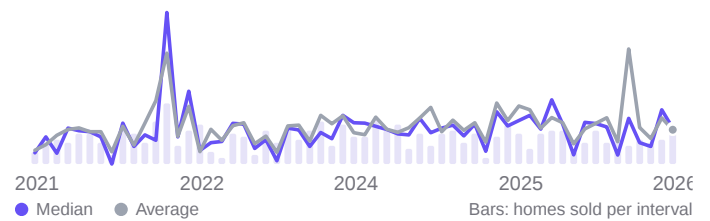
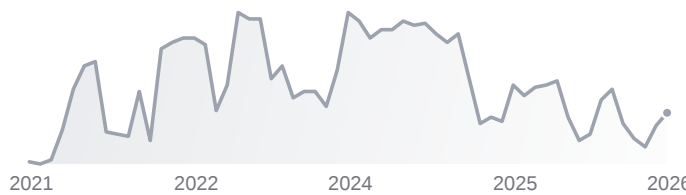
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$205K · Average \$196K

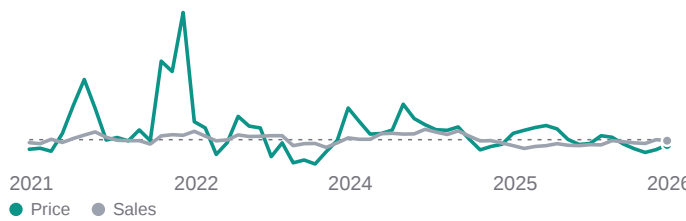


Growth (year over year)

Price -14.0% · Sales -2.9%

Price per square foot

\$142/ft²

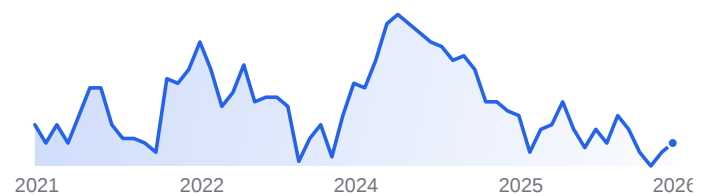


Sale premium vs estimated value

+21.8%

Annual turnover (share of homes sold)

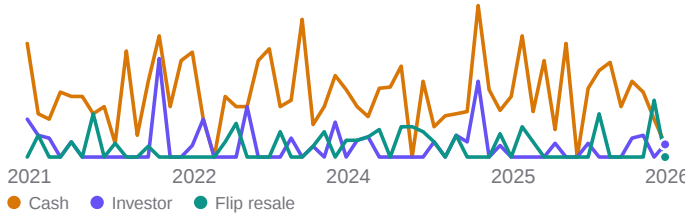
3.0%



BUYERS & OUTCOMES

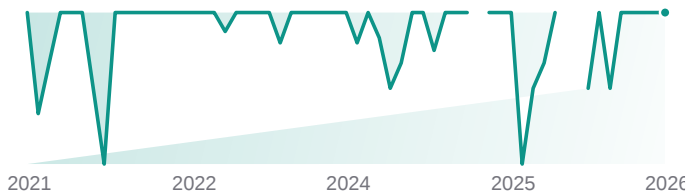
Buyer mix

Cash 8.3% · Investor 8.3% · Flip resale 0%



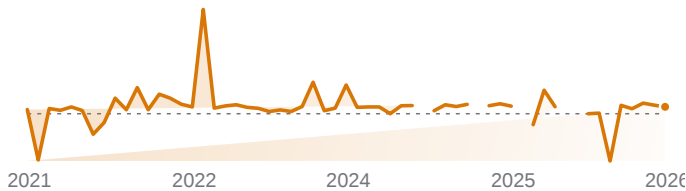
Sellers who sold at a gain

100%

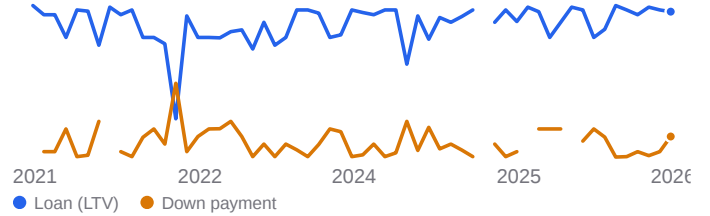


Median annualized return at resale

+9.1%

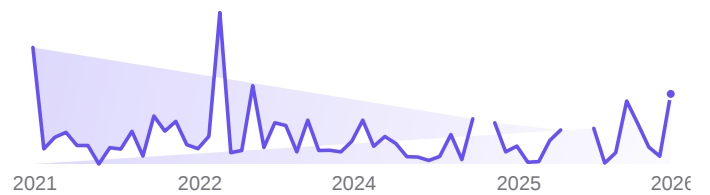


Financing (share of purchase price) Loan (LTV) 97% · Down payment 15%



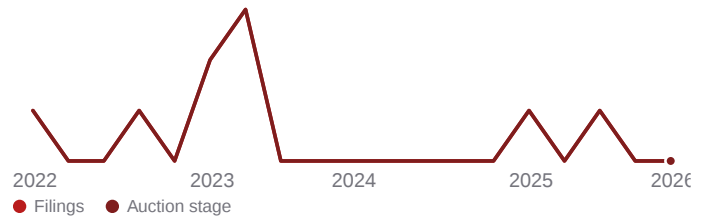
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,315
Median value (AVM)	\$164K
Median size	1,542 ft²
Median bedrooms	3
Median year built	1975
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	3.8%
Owner occupied	58%
Company owned	15%
Median loan-to-value	51%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	8,502
Density	65 / mi²
Median household income	\$50K
Average household income	\$71K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	40
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	24.5%
Unemployment	1.0%
Average temp	58°F
Annual precip	45 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.