

Ararat 24053

ZIP code · VA · Virginia > Patrick County

SELLER'S MARKET

\$293K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



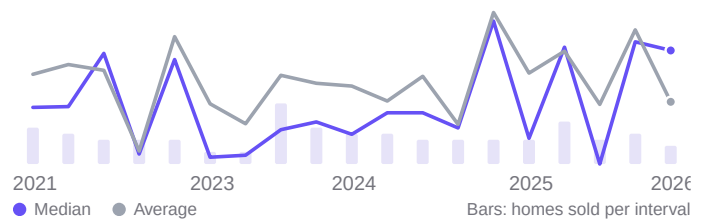
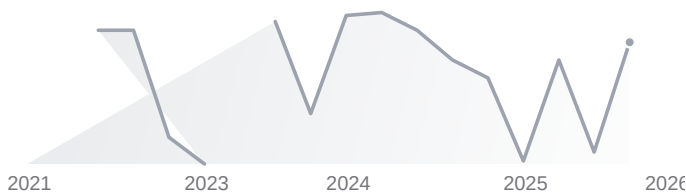
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$200K · Average \$144K

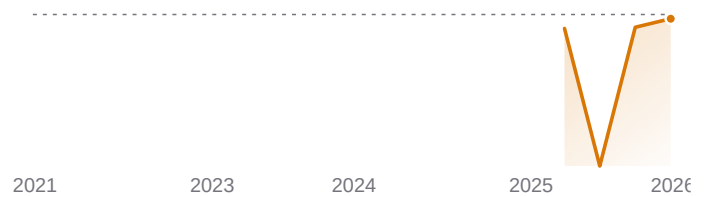
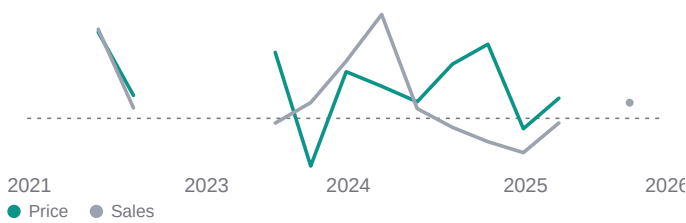


Growth (year over year)

Price +18.9% · Sales +17.6%

Sale premium vs estimated value

-1.6%



Annual turnover (share of homes sold)

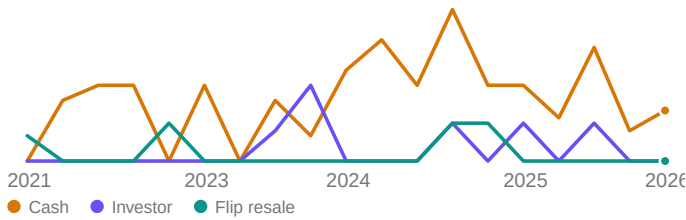
2.0%



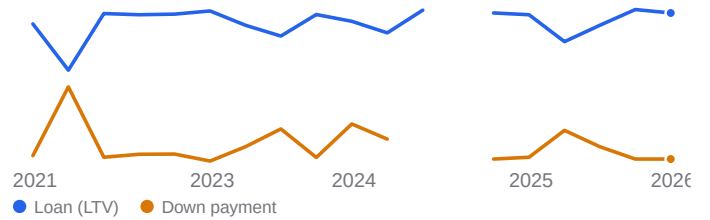
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

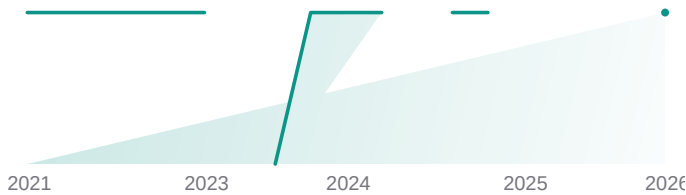


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



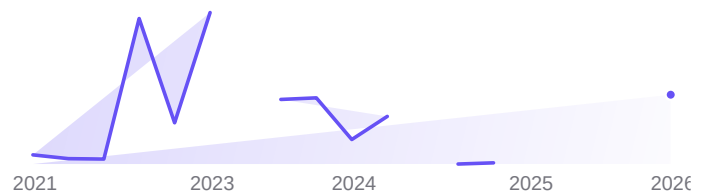
Sellers who sold at a gain

100%



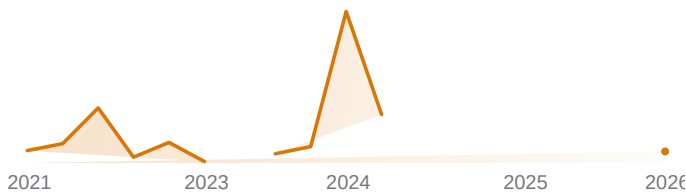
Typical hold before selling

8.4 yrs



Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,163
Median value (AVM)	\$155K
Median year built	1971
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	4.0%
Owner occupied	55%
Company owned	6.0%
Median loan-to-value	42%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	2,748
Density	43 / mi²
Median household income	\$42K
Average household income	\$67K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	69
Homes occupied	71%
Bachelor's or higher	9%
Poverty rate	21.1%
Unemployment	0.8%
Average temp	54°F
Annual precip	53 in
Sunshine	59%

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.