

Union Hall 24176

ZIP code · VA · Virginia > Franklin County > Union Hall

BUYER'S MARKET

\$628K

MEDIAN SALE PRICE

-25.6%

1-YR CHANGE

34

SALES (12 MO)

\$783K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



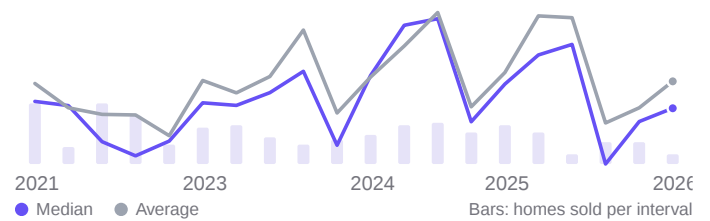
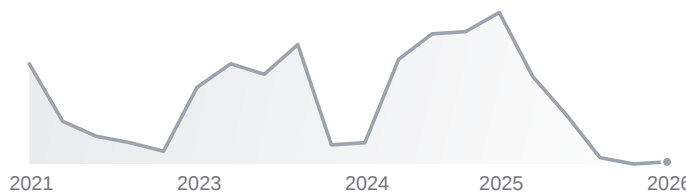
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$600K · Average \$758K

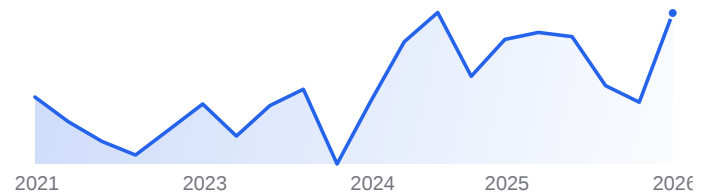
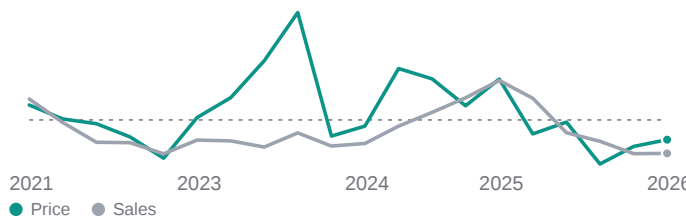


Growth (year over year)

Price -25.6% · Sales -43.3%

Price per square foot

\$530/ft²



Sale premium vs estimated value

-9.2%

Annual turnover (share of homes sold)

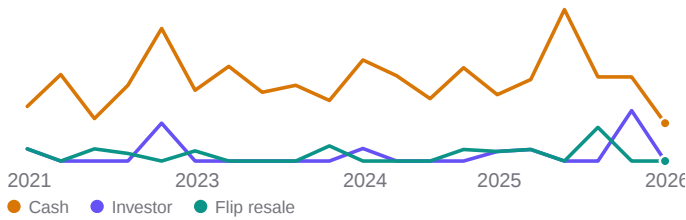
2.6%



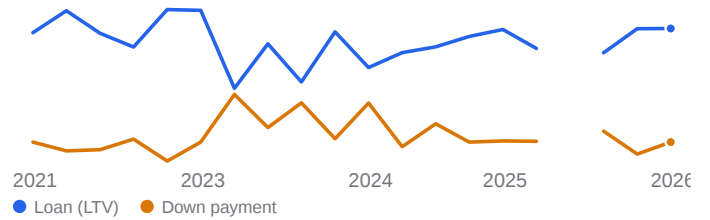
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

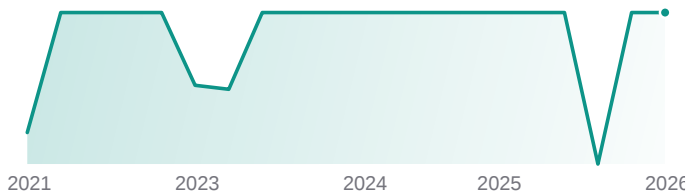


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



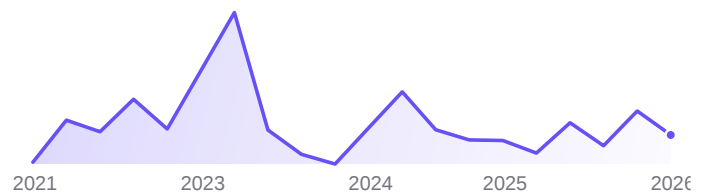
Sellers who sold at a gain

100%



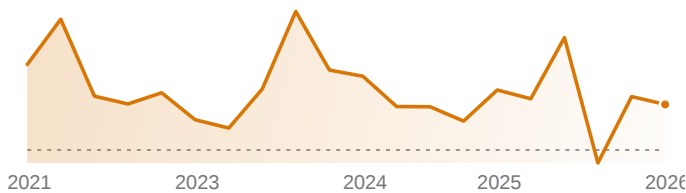
Typical hold before selling

3.4 yrs



Median annualized return at resale

+9.3%



HOUSING STOCK

Homes	1,296
Median value (AVM)	\$783K
Median size	1,786 ft²
Median bedrooms	3
Median year built	1994
Single family	83%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.4%
Owner occupied	41%
Company owned	14%
Median loan-to-value	24%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	1,682
Density	63 / mi²
Median household income	\$93K
Average household income	\$122K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	54
Homes occupied	59%
Bachelor's or higher	29%
Poverty rate	5.7%
Unemployment	0.8%
Average temp	56°F
Annual precip	45 in
Sunshine	59%

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