

Bastian 24314

ZIP code · VA · Virginia > Bland County > Bastian

SELLER'S MARKET

\$287K

MEDIAN SALE PRICE

+147.8%

1-YR CHANGE

26

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

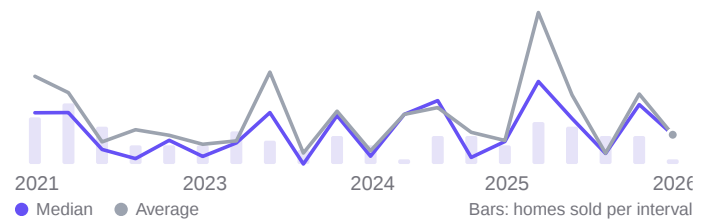
Market temperature (0–100)

71 / 100



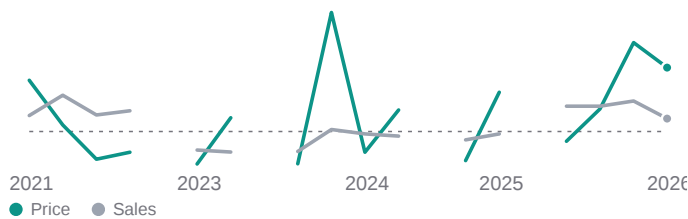
Sale prices

Median \$125K · Average \$125K



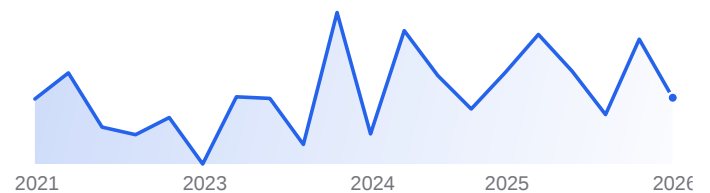
Growth (year over year)

Price +147.8% · Sales +30.0%



Price per square foot

\$83/ft²



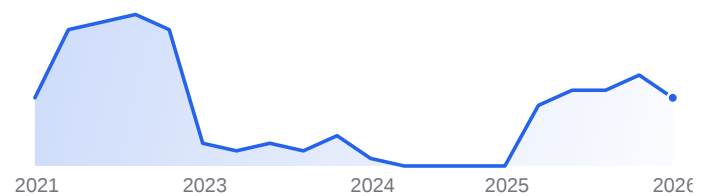
Sale premium vs estimated value

+3.7%



Annual turnover (share of homes sold)

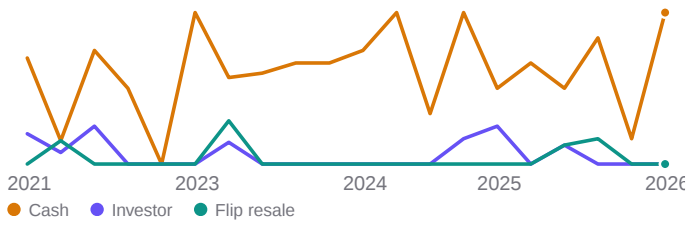
3.4%



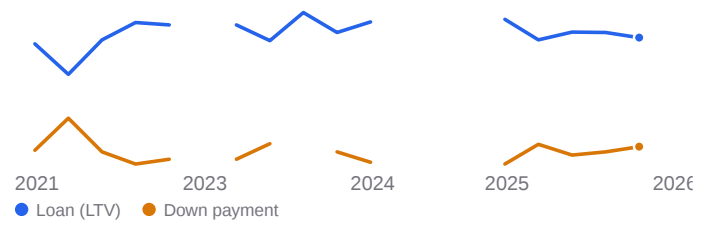
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

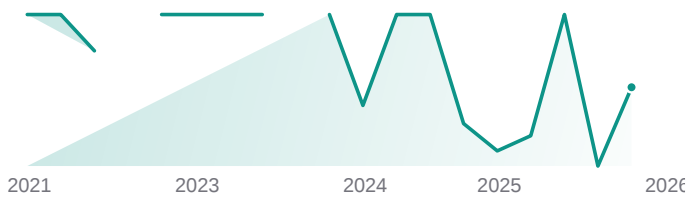


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



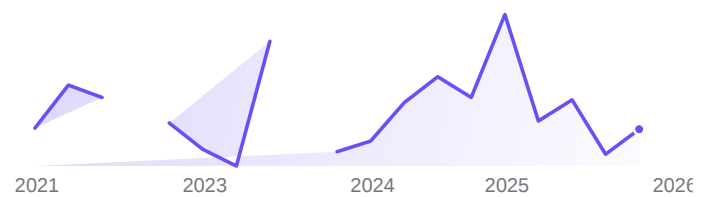
Sellers who sold at a gain

60%



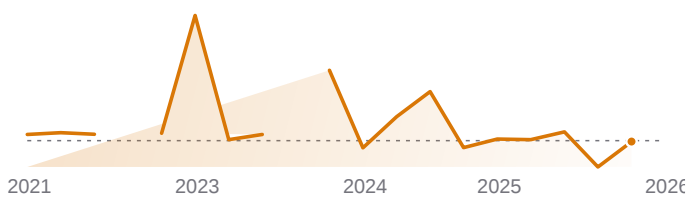
Typical hold before selling

3.9 yrs



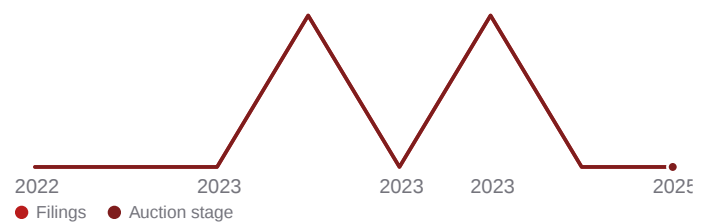
Median annualized return at resale

-0.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	760
Median value (AVM)	\$153K
Median size	1,477 ft²
Median bedrooms	3
Median year built	1979
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.1%
Owner occupied	59%
Company owned	3.4%
Median loan-to-value	13%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	1,502
Density	17 / mi²
Median household income	\$58K
Average household income	\$78K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	101
Homes occupied	76%
Bachelor's or higher	15%
Poverty rate	8.9%
Unemployment	1.0%
Average temp	51°F
Annual precip	42 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.