

Independence 24348

ZIP code · VA · Virginia > Grayson County > Independence

BUYER'S MARKET

\$148K

MEDIAN SALE PRICE

-47.2%

1-YR CHANGE

69

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



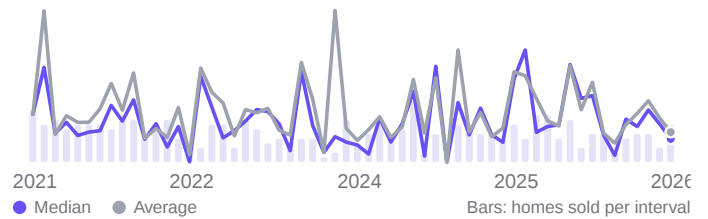
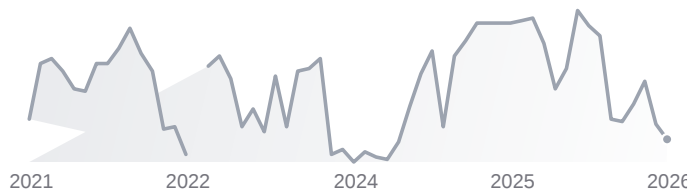
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$96K · Average \$120K

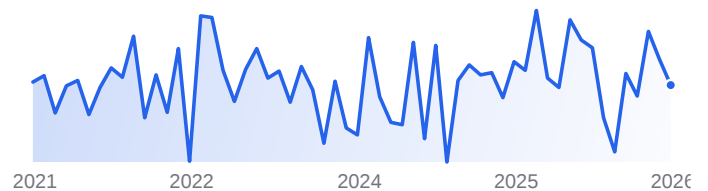
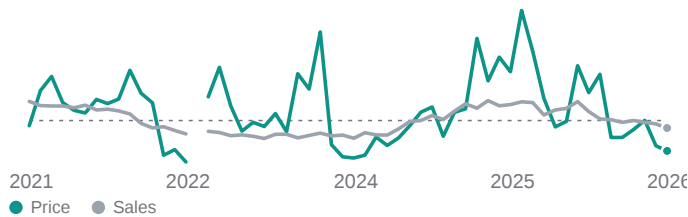


Growth (year over year)

Price -47.2% · Sales -11.5%

Price per square foot

\$111/ft²

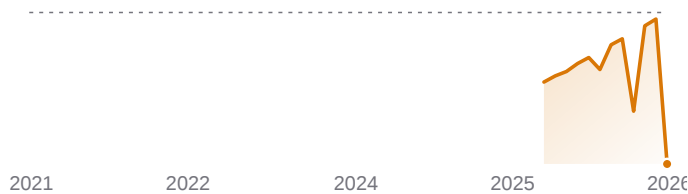


Sale premium vs estimated value

-22.3%

Annual turnover (share of homes sold)

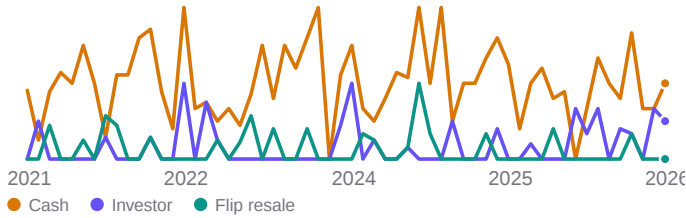
3.3%



BUYERS & OUTCOMES

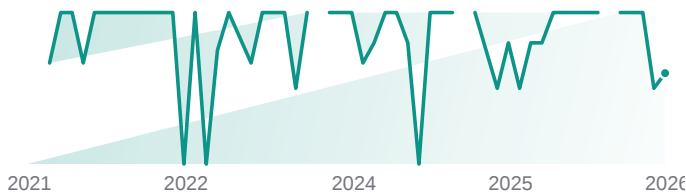
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



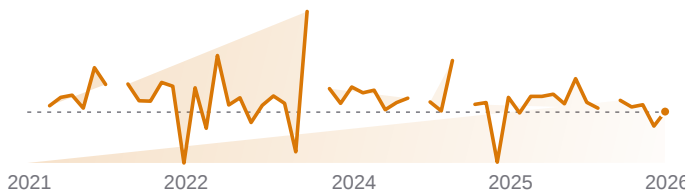
Sellers who sold at a gain

60%

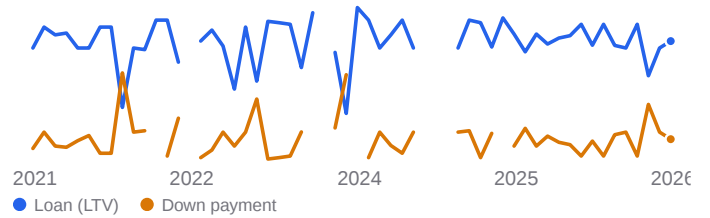


Median annualized return at resale

+0.3%

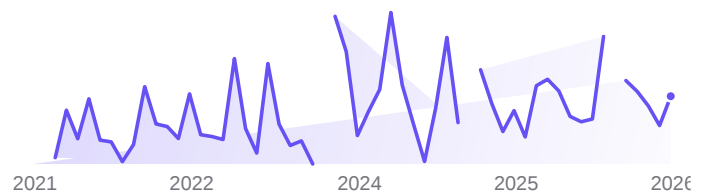


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,079
Median value (AVM)	\$224K
Median size	1,346 ft²
Median bedrooms	3
Median year built	1972
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.4%
Owner occupied	51%
Company owned	9.5%
Median loan-to-value	24%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	4,369
Density	42 / mi²
Median household income	\$41K
Average household income	\$60K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	94
Homes occupied	67%
Bachelor's or higher	10%
Poverty rate	13.7%
Unemployment	0.6%
Average temp	51°F
Annual precip	43 in
Sunshine	59%

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.