

# Rocky Gap 24366

ZIP code · VA · Virginia > Bland County > Rocky Gap

BUYER'S MARKET

**\$402K**

MEDIAN SALE PRICE

**+153.4%**

1-YR CHANGE

**9**

SALES (12 MO)

**\$162K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



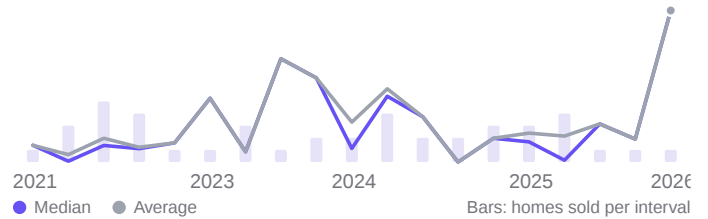
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$654K · Average \$654K

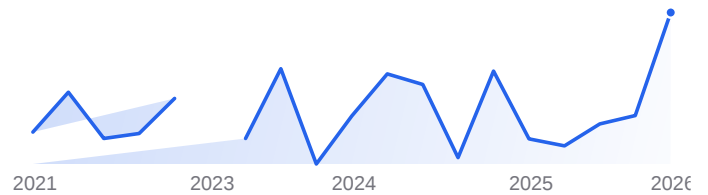


Growth (year over year)

Price +153.4% · Sales +0.0%

Price per square foot

\$364/ft²



Sale premium vs estimated value

+240.8%

Annual turnover (share of homes sold)

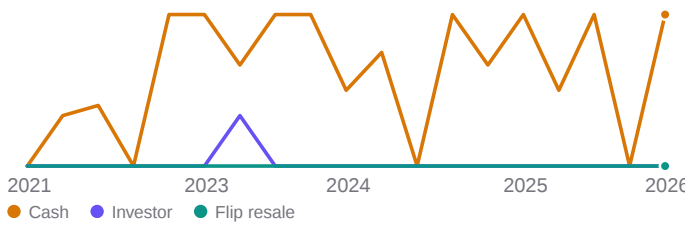
1.9%



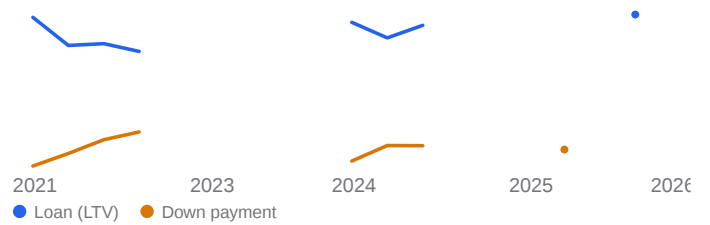
## BUYERS & OUTCOMES

### Buyer mix

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

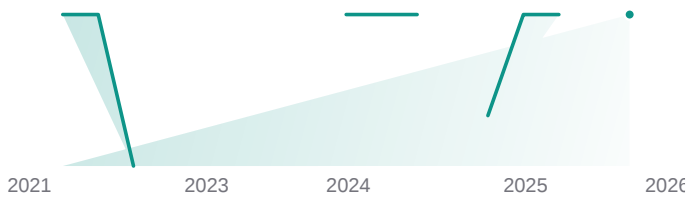


Financing (share of purchase price) Loan (LTV) 100% · Down payment 13%



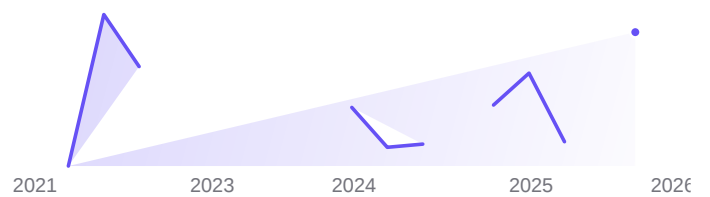
### Sellers who sold at a gain

100%



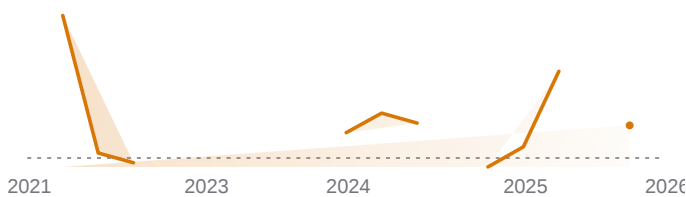
### Typical hold before selling

12.5 yrs



### Median annualized return at resale

+6.3%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 473       |
| Median value (AVM) | \$162K    |
| Median size        | 1,456 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 69%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 60%      |
| Underwater (LTV 125% or more) | 2.4%     |
| Owner occupied                | 59%      |
| Company owned                 | 3.4%     |
| Median loan-to-value          | 30%      |
| Typical ownership tenure      | 12.9 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 244      |
| Density                          | 15 / mi² |
| Median household income          | \$59K    |
| Average household income         | \$70K    |
| Crime index (US avg 100)         | 128      |
| Air pollution index (US avg 100) | 101      |
| Earthquake index (US avg 100)    | 105      |
| Homes occupied                   | 76%      |
| Bachelor's or higher             | 11%      |
| Poverty rate                     | 8.5%     |
| Unemployment                     | 0.7%     |
| Average temp                     | 51°F     |
| Annual precip                    | 40 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.