

Goshen 24439

ZIP code · VA · Virginia > Rockbridge County > Goshen

BUYER'S MARKET

\$94K

MEDIAN SALE PRICE

-62.5%

1-YR CHANGE

17

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



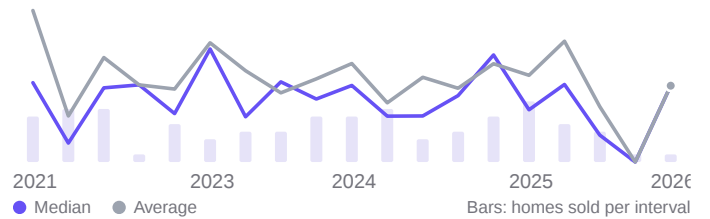
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$173K · Average \$173K

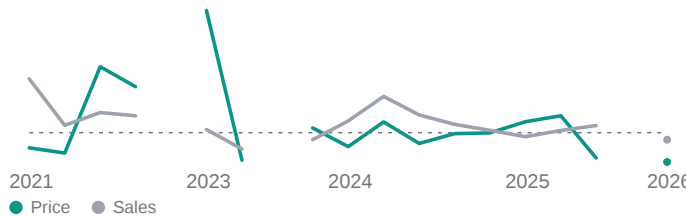


Growth (year over year)

Price -62.5% · Sales -15.0%

Price per square foot

\$88/ft²

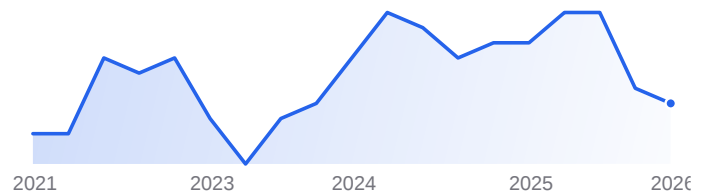
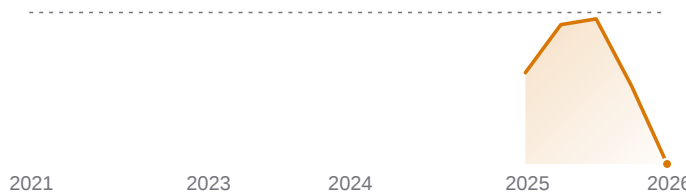


Sale premium vs estimated value

-52.7%

Annual turnover (share of homes sold)

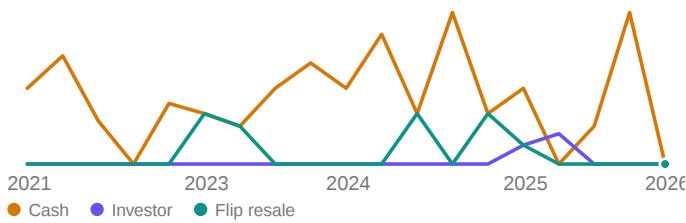
2.5%



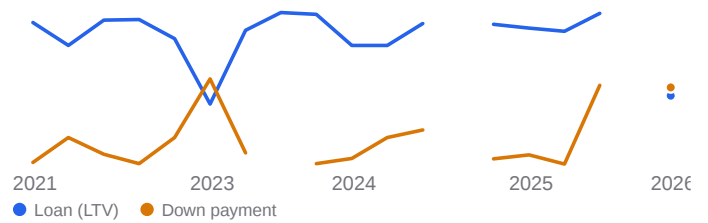
BUYERS & OUTCOMES

Buyer mix

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

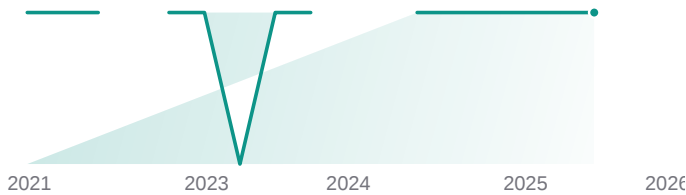


Financing (share of purchase price) Loan (LTV) 47% · Down payment 53%



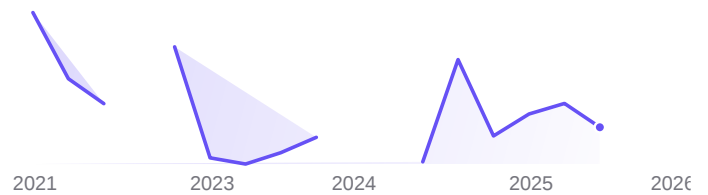
Sellers who sold at a gain

100%



Typical hold before selling

2.3 yrs



Median annualized return at resale

+14.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	679
Median value (AVM)	\$233K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1963
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.0%
Owner occupied	49%
Company owned	11%
Median loan-to-value	21%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	1,661
Density	15 / mi²
Median household income	\$44K
Average household income	\$70K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	48
Homes occupied	79%
Bachelor's or higher	10%
Poverty rate	8.8%
Unemployment	0.6%
Average temp	52°F
Annual precip	45 in
Sunshine	63%

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.