

Grottoes 24441

ZIP code · VA · Virginia > Augusta County > Grottoes

BALANCED MARKET

\$277K

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

94

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



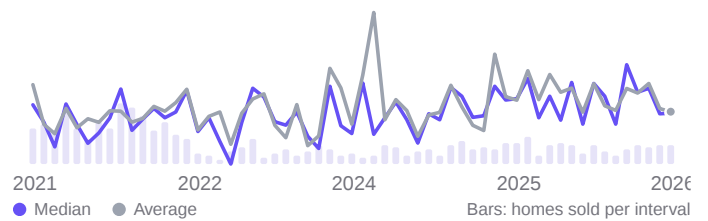
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$257K · Average \$261K

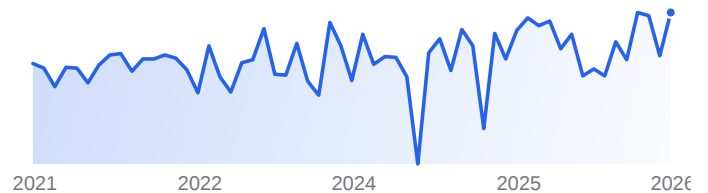
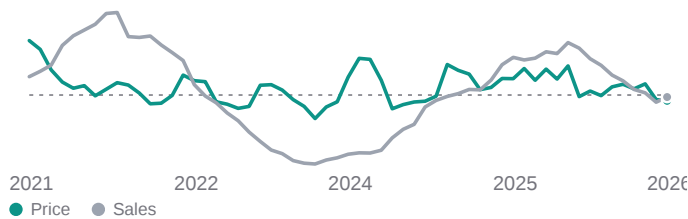


Growth (year over year)

Price -5.9% · Sales -2.1%

Price per square foot

\$248/ft²

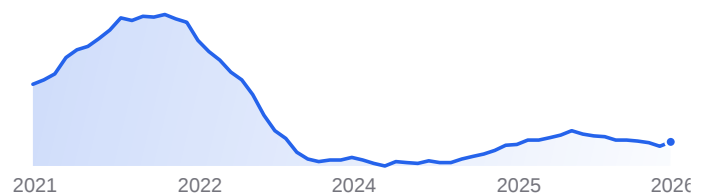
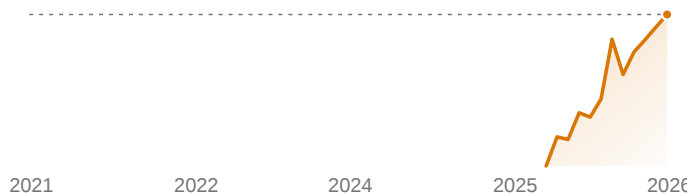


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

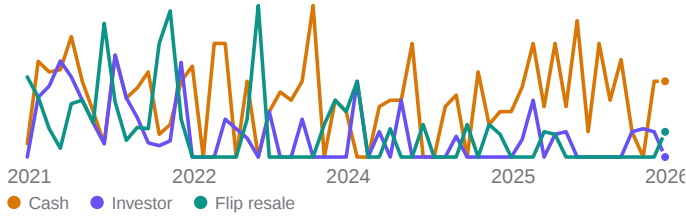
3.6%



BUYERS & OUTCOMES

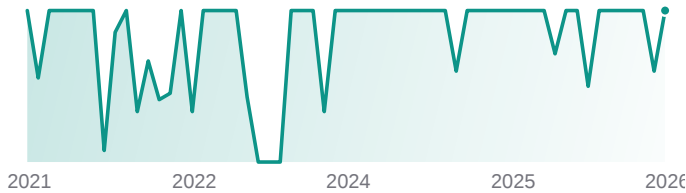
Buyer mix

Cash 33% · Investor 0% · Flip resale 11%



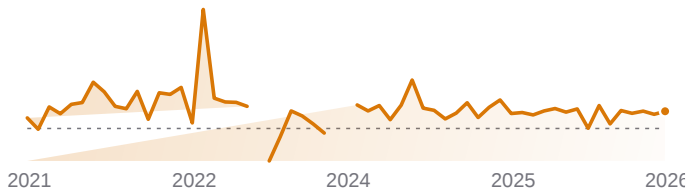
Sellers who sold at a gain

100%

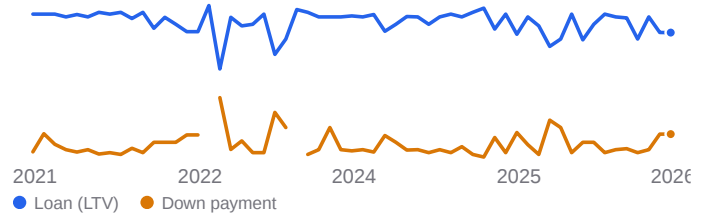


Median annualized return at resale

+5.9%

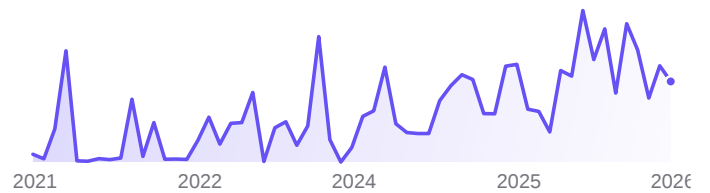


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



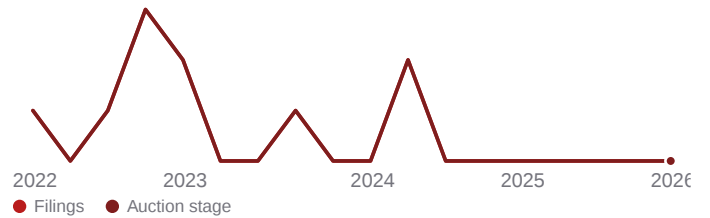
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,581
Median value (AVM)	\$320K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1989
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.0%
Owner occupied	69%
Company owned	10%
Median loan-to-value	42%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	6,334
Density	120 / mi²
Median household income	\$79K
Average household income	\$89K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	59
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	11.6%
Unemployment	0.8%
Average temp	53°F
Annual precip	45 in
Sunshine	63%

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.