

Montebello 24464

ZIP code · VA · Virginia > Nelson County

BUYER'S MARKET

\$169K

MEDIAN SALE PRICE

-23.4%

1-YR CHANGE

6

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



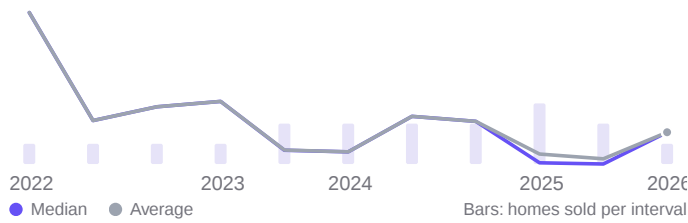
MARKET TRENDS (5 YEARS)

Sale prices

Median \$169K · Average \$169K

Growth (year over year)

Price -23.4% · Sales +50.0%

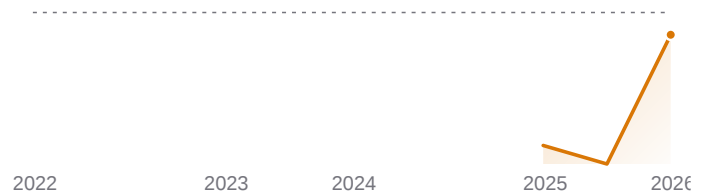
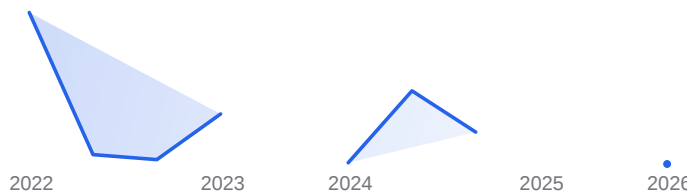


Price per square foot

\$147/ft²

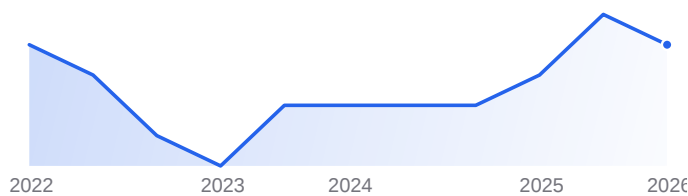
Sale premium vs estimated value

-12.6%



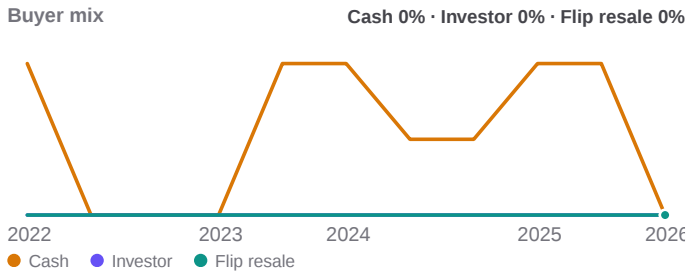
Annual turnover (share of homes sold)

2.5%

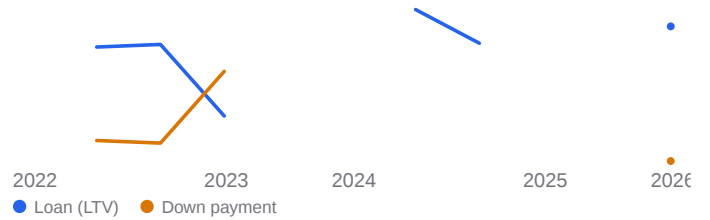


BUYERS & OUTCOMES

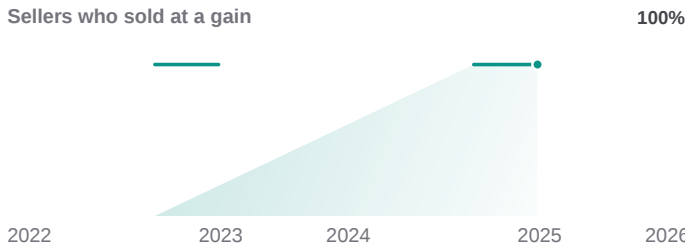
Buyer mix



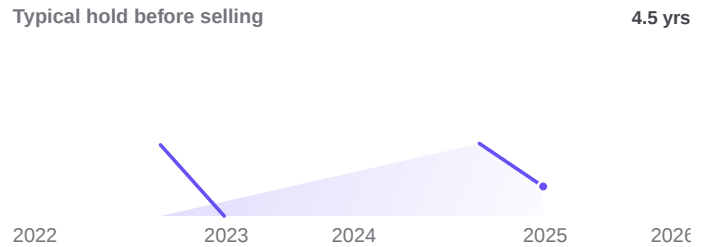
Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



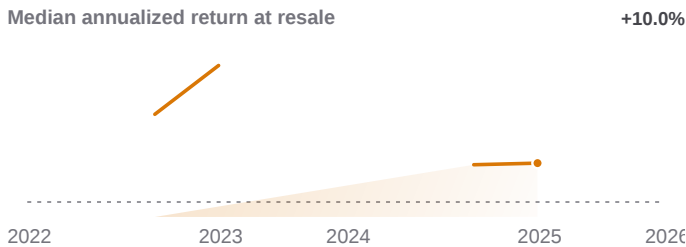
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	237
Median value (AVM)	\$221K
Median size	1,188 ft²
Median bedrooms	2
Median year built	1990
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	0.7%
Owner occupied	10%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	276
Density	10 / mi ²
Median household income	\$36K
Average household income	\$62K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	66
Homes occupied	57%
Bachelor's or higher	13%
Poverty rate	14.0%
Unemployment	0.5%
Average temp	53°F
Annual precip	56 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.