

Monterey 24465

ZIP code · VA · Virginia > Highland County > Monterey

BALANCED MARKET

\$567K

MEDIAN SALE PRICE

+181.3%

1-YR CHANGE

26

SALES (12 MO)

\$316K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



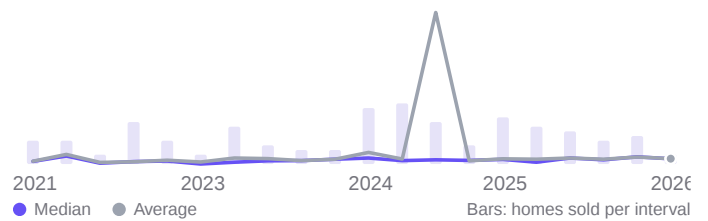
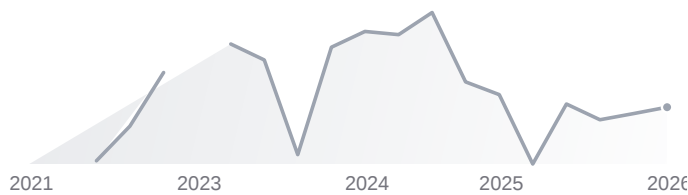
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$282K · Average \$286K

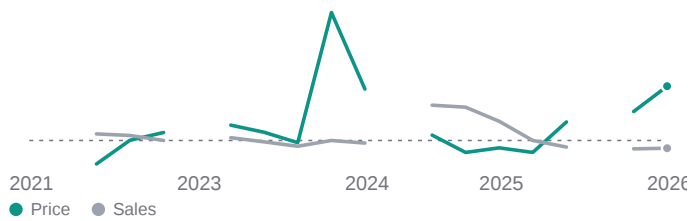


Growth (year over year)

Price +181.3% · Sales -25.7%

Price per square foot

\$194/ft²

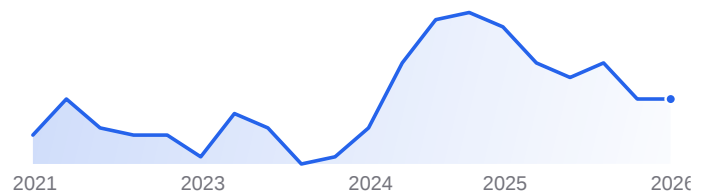


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

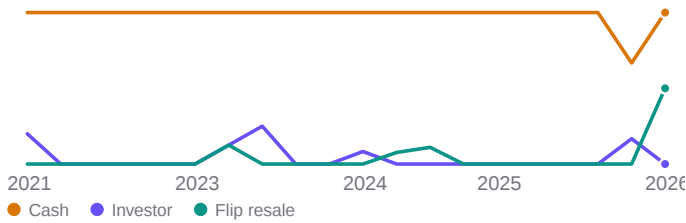
2.6%



BUYERS & OUTCOMES

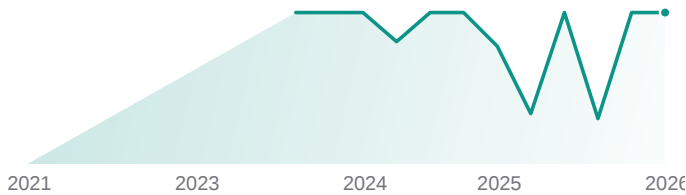
Buyer mix

Cash 100% · Investor 0% · Flip resale 50%



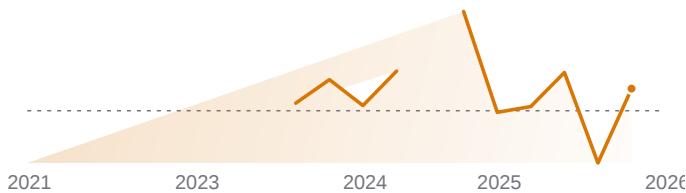
Sellers who sold at a gain

100%

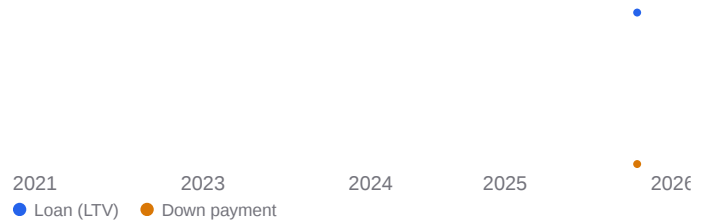


Median annualized return at resale

+9.3%

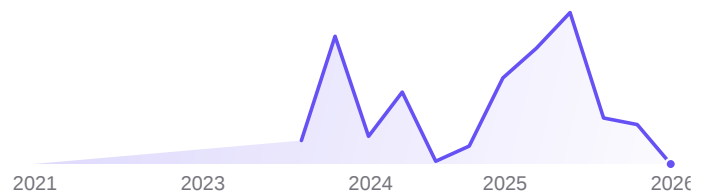


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



Typical hold before selling

0.5 yrs



HOUSING STOCK

Homes	1,002
Median value (AVM)	\$316K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1972
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	91%
Underwater (LTV 125% or more)	2.1%
Owner occupied	34%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,368
Density	8 / mi²
Median household income	\$61K
Average household income	\$73K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	43
Homes occupied	66%
Bachelor's or higher	26%
Poverty rate	7.5%
Unemployment	0.5%
Average temp	48°F
Annual precip	44 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.