Stuarts Draft 24477

ZIP code · VA · Virginia › Augusta County › Stuarts Draft

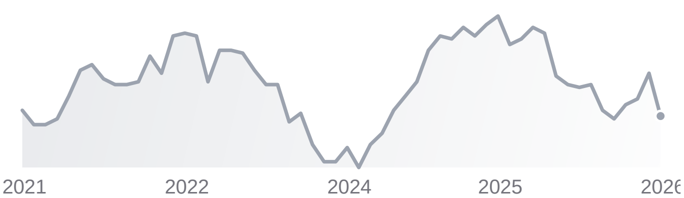
BALANCED MARKET

$311K	-2.9%	155	$354K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

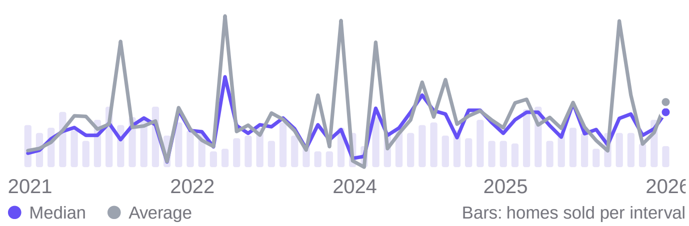
Market temperature Balanced market · 40 / 100

MARKET TRENDS (5 YEARS)

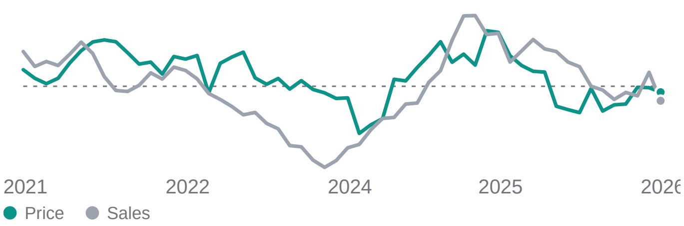
Market temperature (0–100) 40 / 100



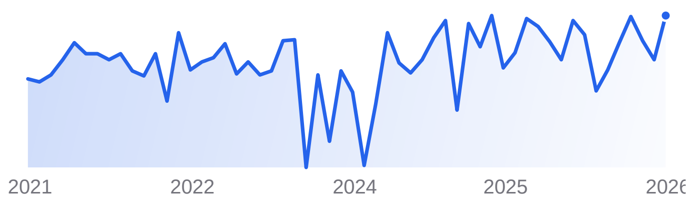
Sale prices Median $345K · Average $371K



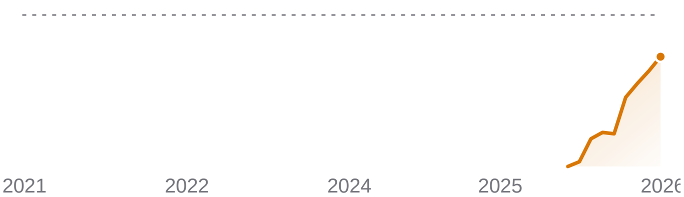
Growth (year over year) Price -2.9% · Sales -7.2%



Price per square foot $222/ft²



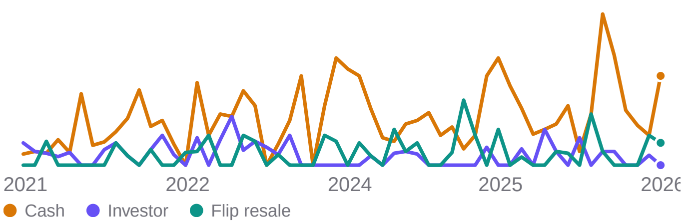
Sale premium vs estimated value -1.3%



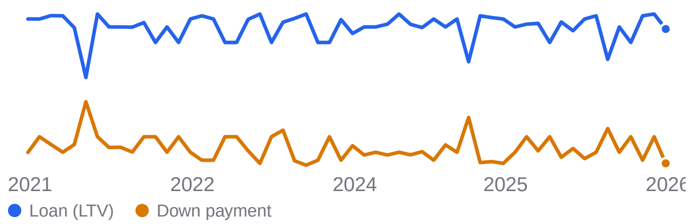
Annual turnover (share of homes sold) 3.7%

BUYERS & OUTCOMES

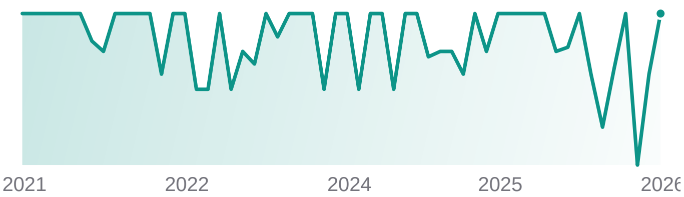
Buyer mix — Cash 50% · Investor 0% · Flip resale 13%



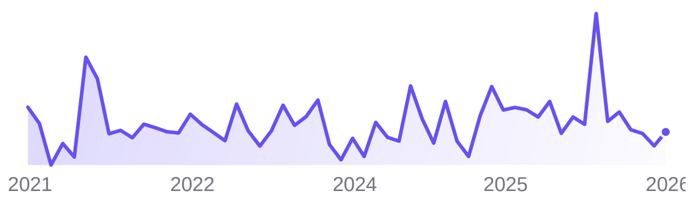
Financing (share of purchase price) — Loan (LTV) 89% · Down payment 3.0%



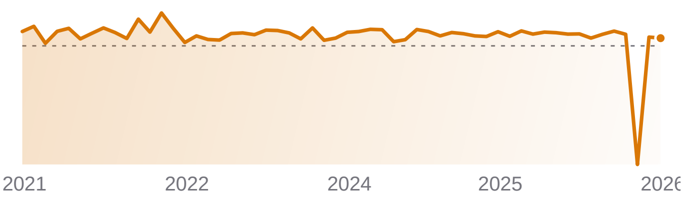
Sellers who sold at a gain — 100%



Typical hold before selling — 3.3 yrs



Median annualized return at resale — +4.1%



Preforeclosure filings — Filings 1 · Auction stage 1

HOUSING STOCK

Homes	**4,202**
Median value (AVM)	**$354K**
Median size	**1,813 ft²**
Median bedrooms	**3**
Median year built	**1990**
Single family	**88%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**51%**
Underwater (LTV 125% or more)	**1.0%**
Owner occupied	**80%**
Company owned	**7.3%**
Median loan-to-value	**50%**
Typical ownership tenure	**126.6 yrs**

COMMUNITY

Population	**10,318**
Density	**246 / mi²**
Median household income	**$77K**
Average household income	**$93K**
Crime index (US avg 100)	**81**
Air pollution index (US avg 100)	**92**
Earthquake index (US avg 100)	**64**
Homes occupied	**95%**
Bachelor's or higher	**14%**
Poverty rate	**8.0%**
Unemployment	**0.8%**
Average temp	**53°F**
Annual precip	**46 in**
Sunshine	**63%**

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