

Gladstone 24553

ZIP code · VA · Virginia > Nelson County

BUYER'S MARKET

\$56K

MEDIAN SALE PRICE

-82.4%

1-YR CHANGE

21

SALES (12 MO)

\$158K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



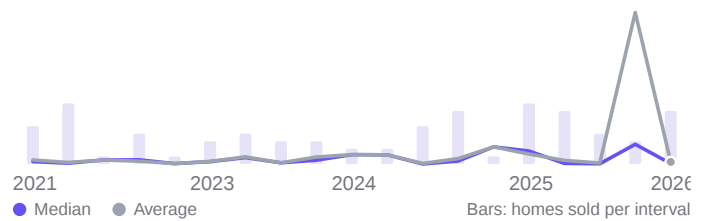
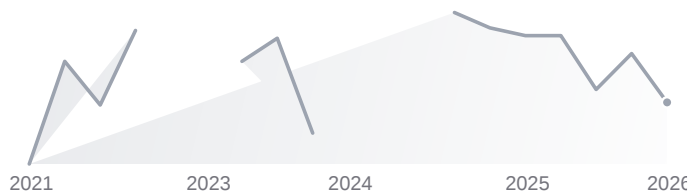
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$44K · Average \$88K

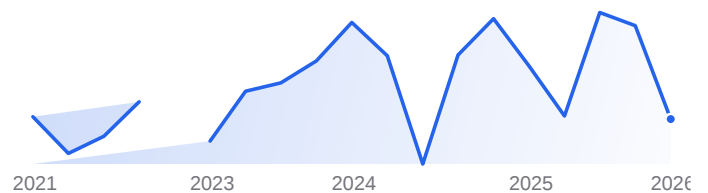
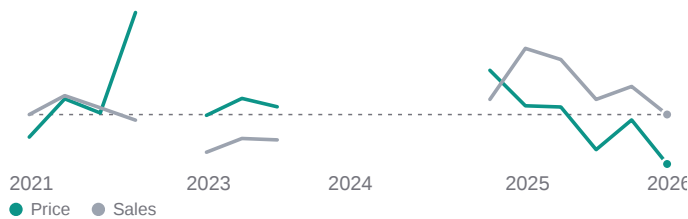


Growth (year over year)

Price -82.4% · Sales +0.0%

Price per square foot

\$99/ft²



Sale premium vs estimated value

-39.1%

Annual turnover (share of homes sold)

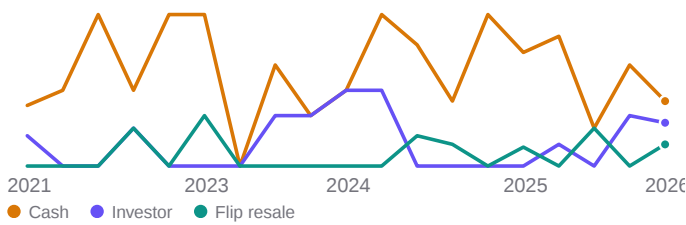
2.0%



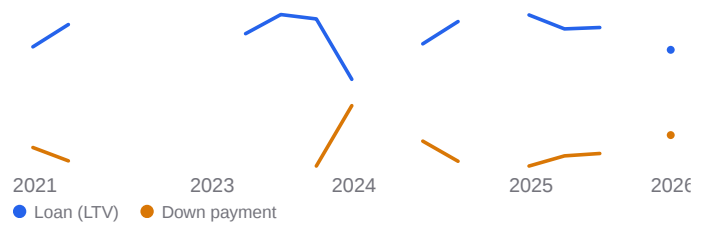
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 29% · Flip resale 14%

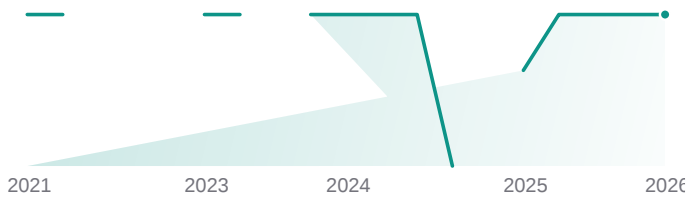


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



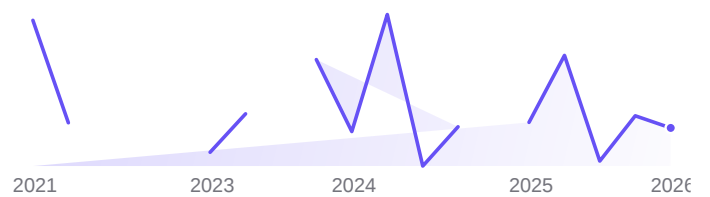
Sellers who sold at a gain

100%



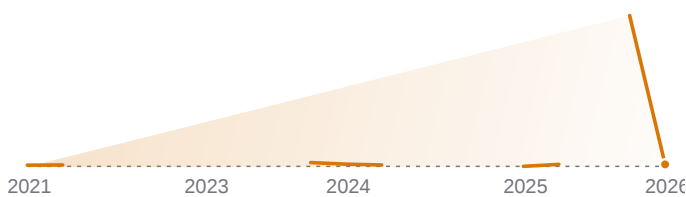
Typical hold before selling

2.5 yrs



Median annualized return at resale

+8.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,074
Median value (AVM)	\$158K
Median size	1,386 ft²
Median bedrooms	3
Median year built	1982
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.1%
Owner occupied	49%
Company owned	8.0%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,977
Density	23 / mi²
Median household income	\$68K
Average household income	\$82K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	74
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	12.6%
Unemployment	1.1%
Average temp	56°F
Annual precip	46 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.