

Monroe 24574

ZIP code · VA · Virginia > Amherst County

BUYER'S MARKET

\$276K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

55

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



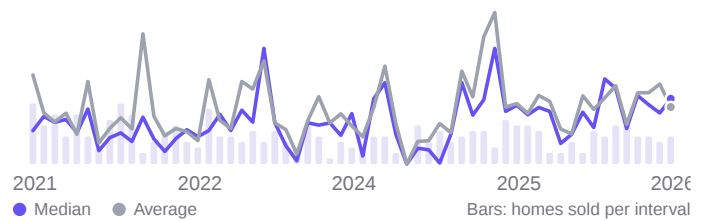
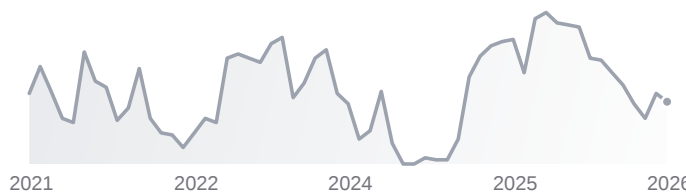
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$305K · Average \$269K

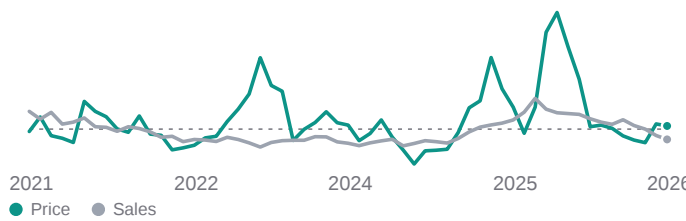


Growth (year over year)

Price +6.1% · Sales -20.3%

Price per square foot

\$216/ft²

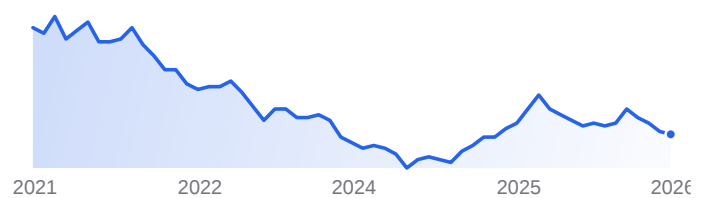


Sale premium vs estimated value

+4.0%

Annual turnover (share of homes sold)

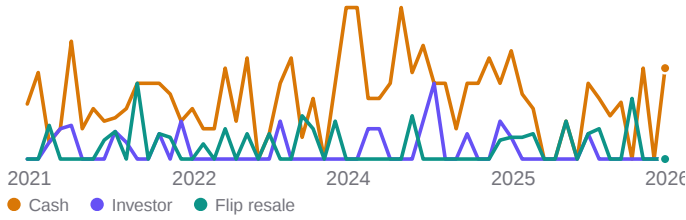
3.0%



BUYERS & OUTCOMES

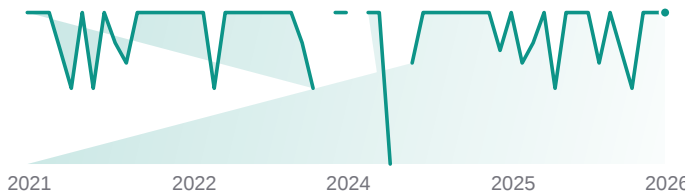
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



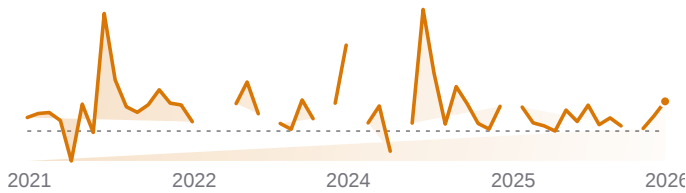
Sellers who sold at a gain

100%

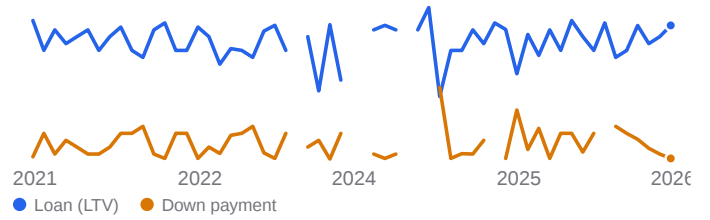


Median annualized return at resale

+11.7%

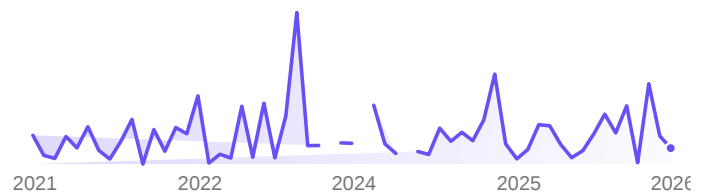


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



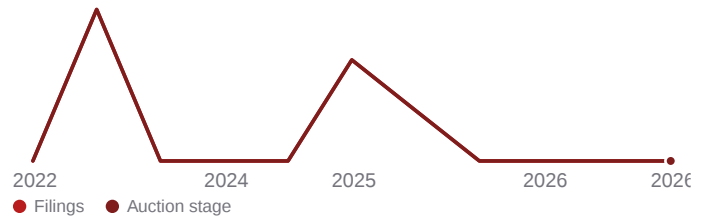
Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,818
Median value (AVM)	\$280K
Median size	1,493 ft²
Median bedrooms	3
Median year built	1983
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.0%
Owner occupied	64%
Company owned	12%
Median loan-to-value	36%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,761
Density	33 / mi²
Median household income	\$76K
Average household income	\$96K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	57
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	10.2%
Unemployment	0.8%
Average temp	56°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.