

# South Boston 24592

ZIP code · VA · Virginia > Halifax County > South Boston

BUYER'S MARKET

**\$171K**

MEDIAN SALE PRICE

**-2.7%**

1-YR CHANGE

**159**

SALES (12 MO)

**\$137K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



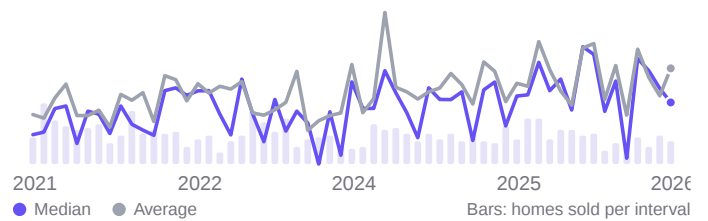
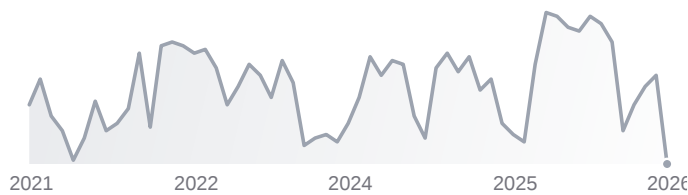
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$145K · Average \$203K

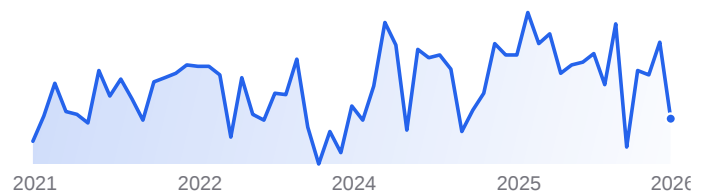
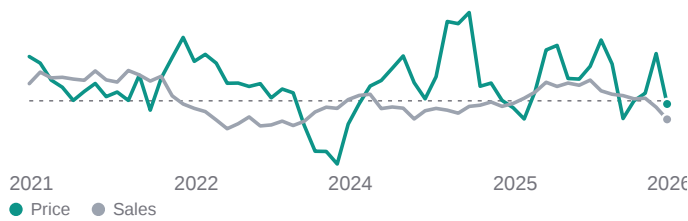


Growth (year over year)

Price -2.7% · Sales -15.9%

Price per square foot

\$72/ft²

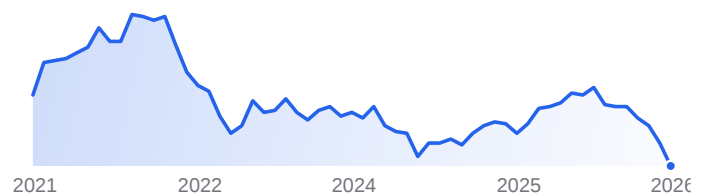


Sale premium vs estimated value

-8.6%

Annual turnover (share of homes sold)

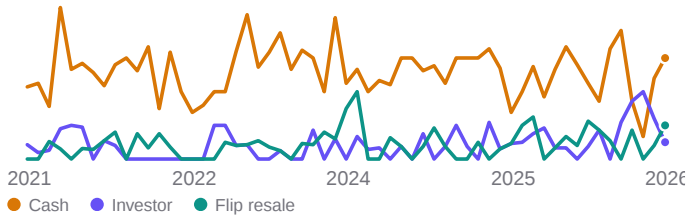
3.0%



## BUYERS & OUTCOMES

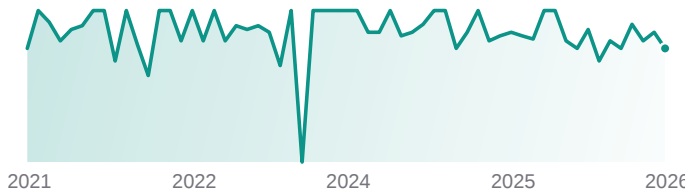
### Buyer mix

Cash 50% · Investor 8.3% · Flip resale 17%



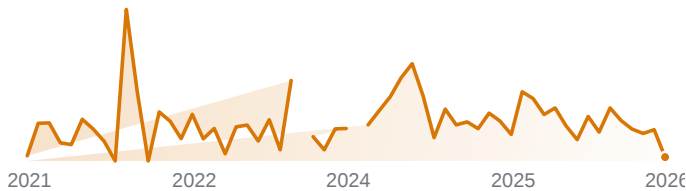
### Sellers who sold at a gain

75%

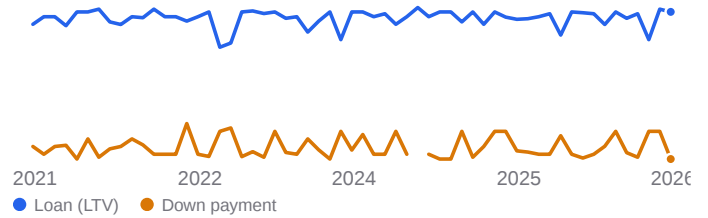


### Median annualized return at resale

+0.8%

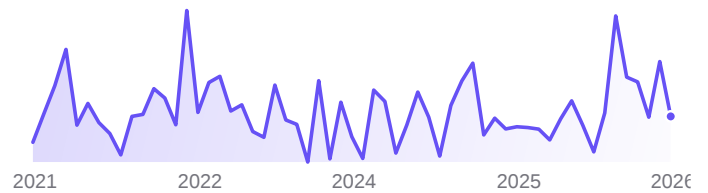


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



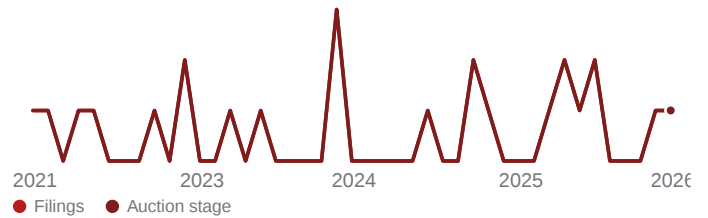
### Typical hold before selling

3.8 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,369     |
| Median value (AVM) | \$137K    |
| Median size        | 1,380 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1901      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 57%       |
| Underwater (LTV 125% or more) | 3.3%      |
| Owner occupied                | 62%       |
| Company owned                 | 8.4%      |
| Median loan-to-value          | 40%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 12,189   |
| Density                          | 97 / mi² |
| Median household income          | \$57K    |
| Average household income         | \$68K    |
| Crime index (US avg 100)         | 111      |
| Air pollution index (US avg 100) | 93       |
| Earthquake index (US avg 100)    | 43       |
| Homes occupied                   | 86%      |
| Bachelor's or higher             | 16%      |
| Poverty rate                     | 14.8%    |
| Unemployment                     | 0.9%     |
| Average temp                     | 58°F     |
| Annual precip                    | 46 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.