

Vansant 24656

ZIP code · VA · Virginia > Buchanan County > Vansant

BUYER'S MARKET

\$60K

MEDIAN SALE PRICE

+56.5%

1-YR CHANGE

14

SALES (12 MO)

\$78K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



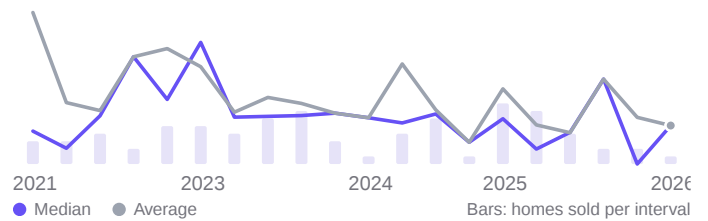
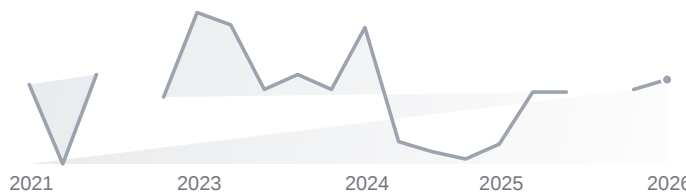
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$60K · Average \$60K

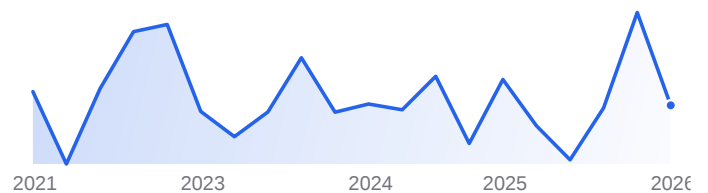
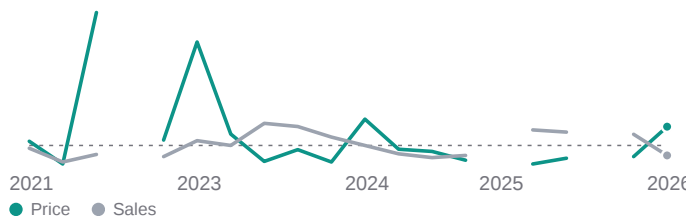


Growth (year over year)

Price +56.5% · Sales -30.0%

Price per square foot

\$61/ft²

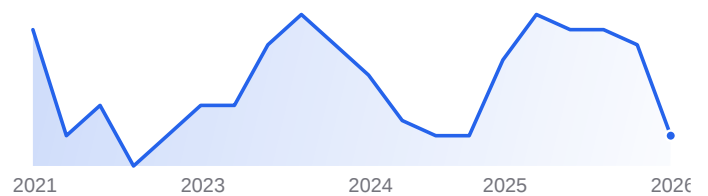


Sale premium vs estimated value

+3.8%

Annual turnover (share of homes sold)

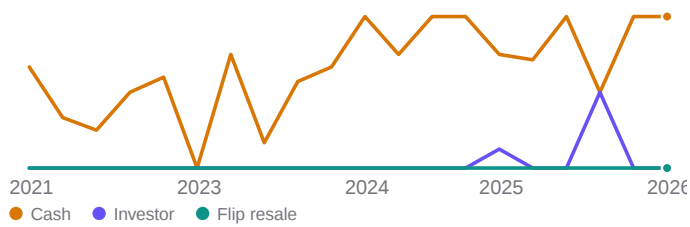
0.9%



BUYERS & OUTCOMES

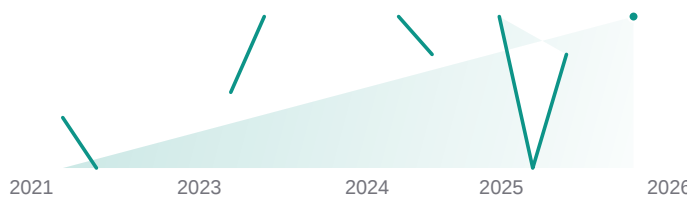
Buyer mix

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



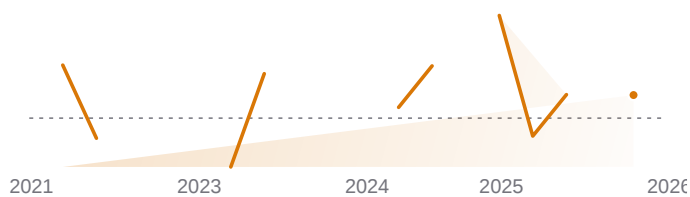
Sellers who sold at a gain

100%



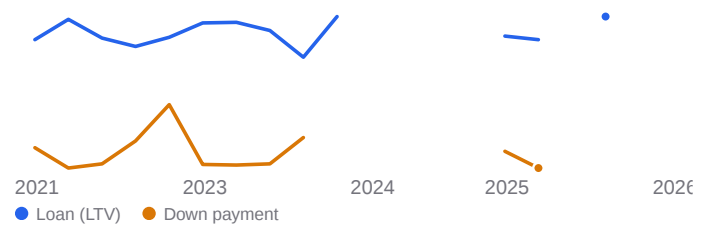
Median annualized return at resale

+2.6%



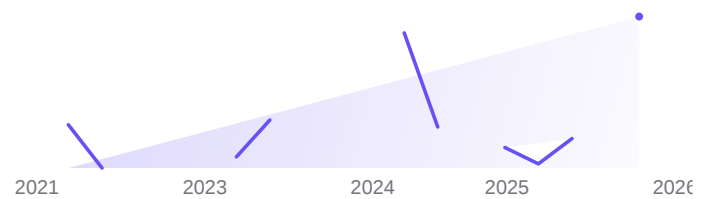
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 1.8%



Typical hold before selling

19.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,534
Median value (AVM)	\$78K
Median size	1,265 ft²
Median bedrooms	3
Median year built	1974
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	4.8%
Owner occupied	57%
Company owned	5.1%
Median loan-to-value	0%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	2,502
Density	37 / mi²
Median household income	\$52K
Average household income	\$78K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	88
Homes occupied	81%
Bachelor's or higher	6%
Poverty rate	21.9%
Unemployment	0.8%
Average temp	53°F
Annual precip	47 in
Sunshine	59%

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.