



Virginia Beach-Norfolk-Newport News, VA-NC

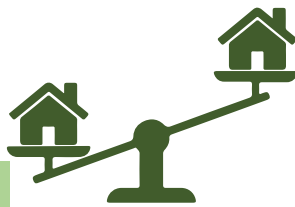
2021

Mean Appraised Value

\$344,100

Mean Appraised Value in
Communities of Color

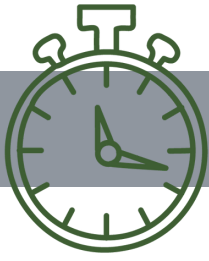
\$180,568



Mean Appraised Value in
White Neighborhoods

\$465,958

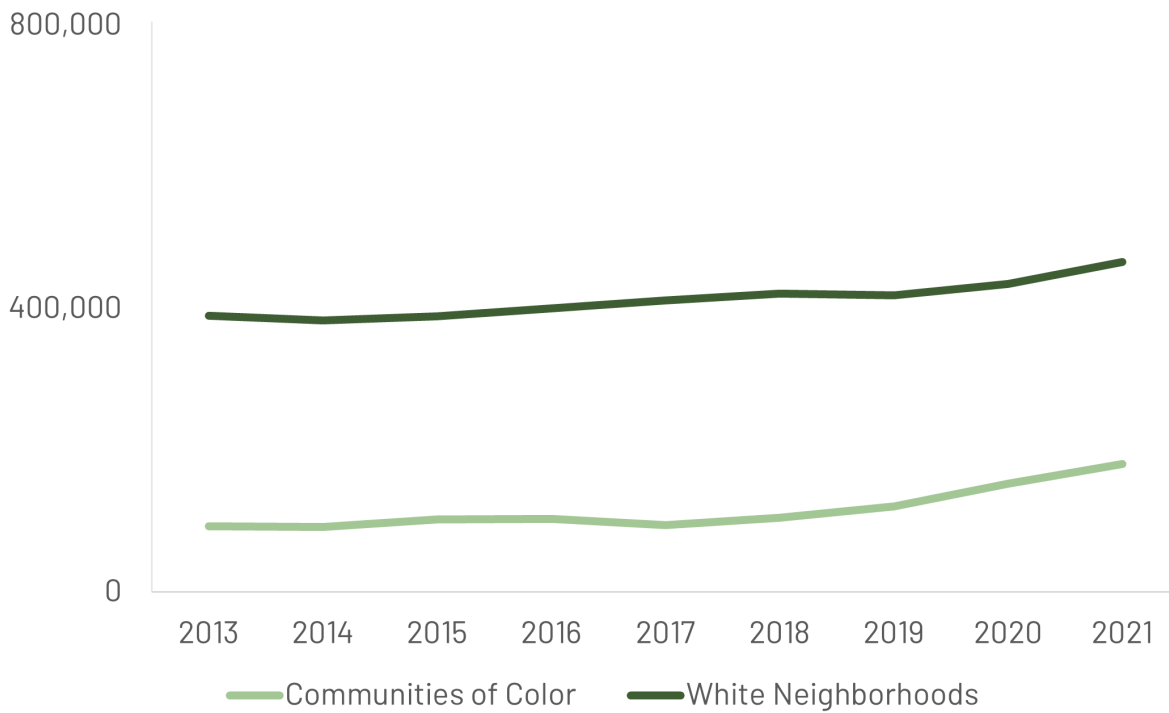
Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.



Over Time, 2013-2021

Figure 1

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

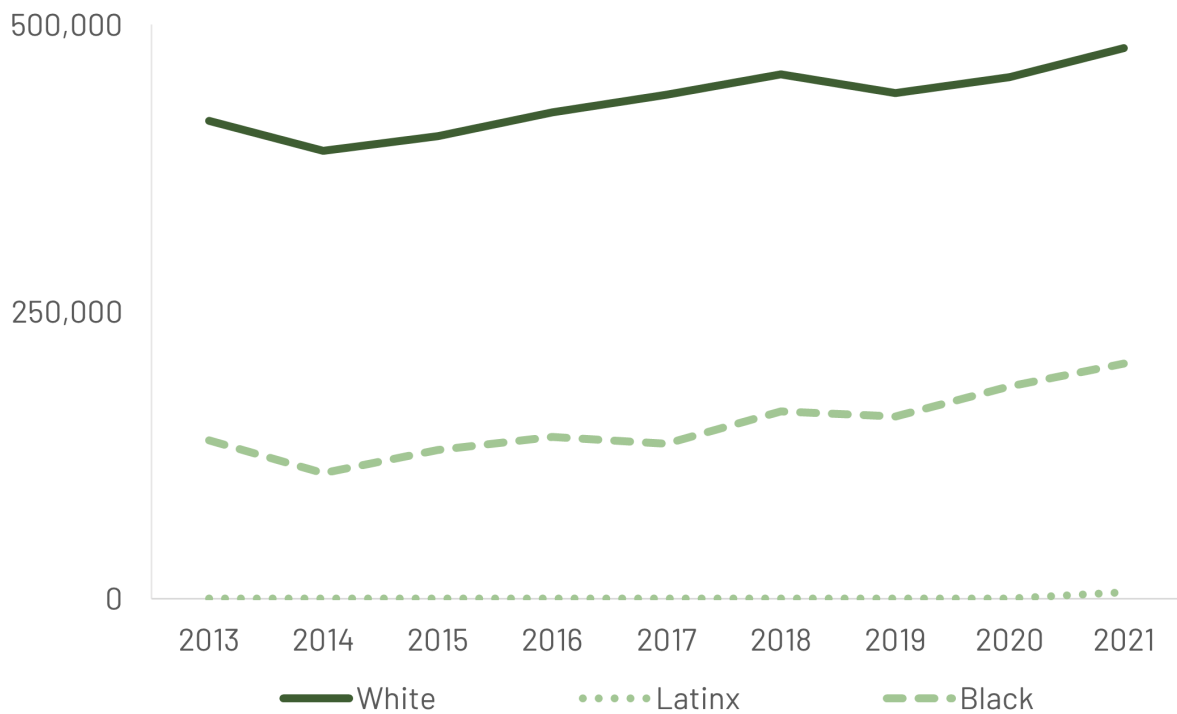
	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	93,215	92,271	102,440	103,321	94,482	104,541	121,147	152,956	180,568
White Neighborhoods	389,881	383,647	389,127	400,620	411,798	421,051	419,002	434,641	465,958



By Racial Group

Figure 2

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

Metropolitan Area Racial Group Proportions, 2021

White	Latinx	Black	Other Communities of Color
0.57	0.08	0.31	0.04

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised