

Rockingham County, VA

County · VA · Virginia

BALANCED MARKET

\$365K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

1,455

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



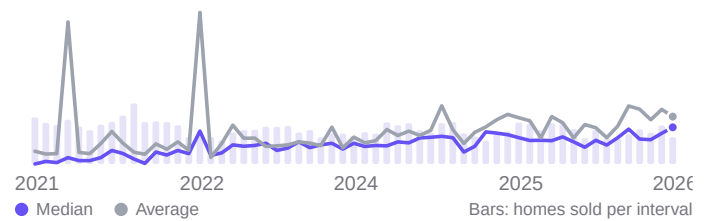
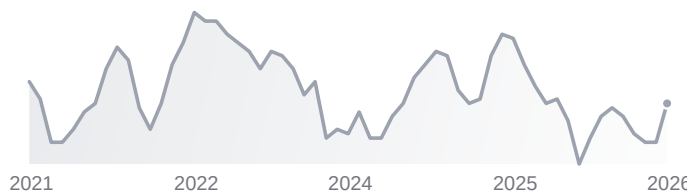
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$386K · Average \$423K

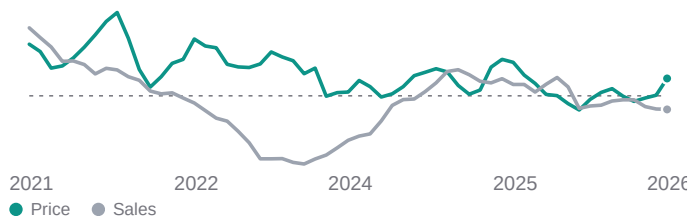


Growth (year over year)

Price +6.1% · Sales -4.8%

Price per square foot

\$248/ft²

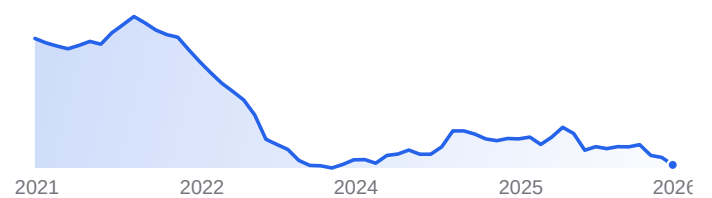
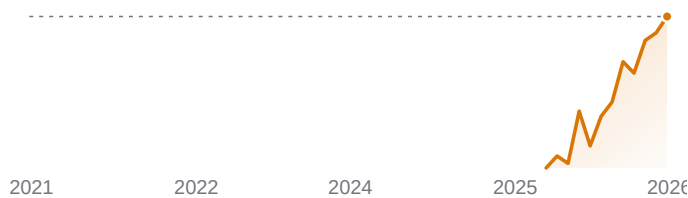


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

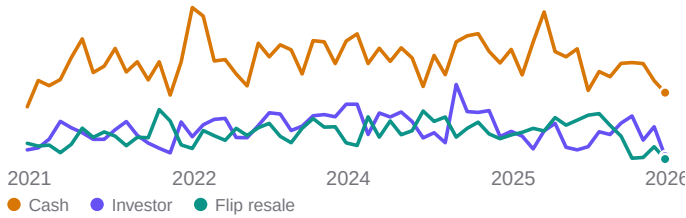
4.3%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 3.0% · Flip resale 2.0%



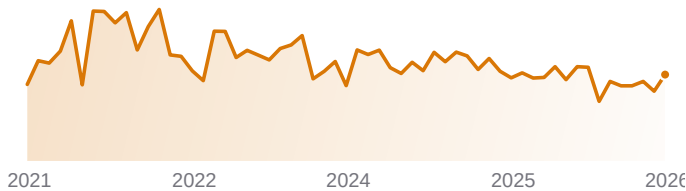
Sellers who sold at a gain

92%

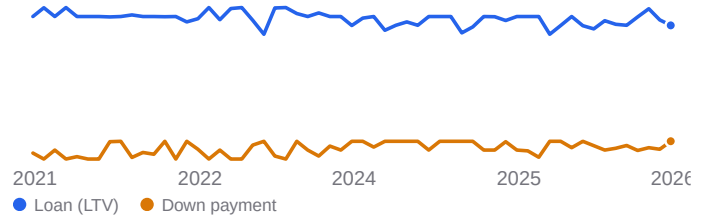


Median annualized return at resale

+6.1%

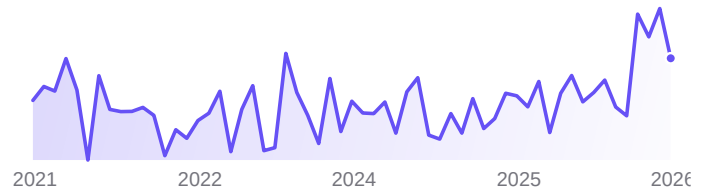


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	33,707
Median value (AVM)	\$358K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1989
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.8%
Owner occupied	67%
Company owned	17%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	88,367
Density	104 / mi²
Median household income	\$75K
Average household income	\$95K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	52
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	10.1%
Unemployment	0.7%
Average temp	53°F
Annual precip	39 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.