

Harrisonburg 22801

ZIP code · VA · Virginia > Rockingham County > Harrisonburg

BALANCED MARKET

\$381K

MEDIAN SALE PRICE

+9.9%

1-YR CHANGE

559

SALES (12 MO)

\$377K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



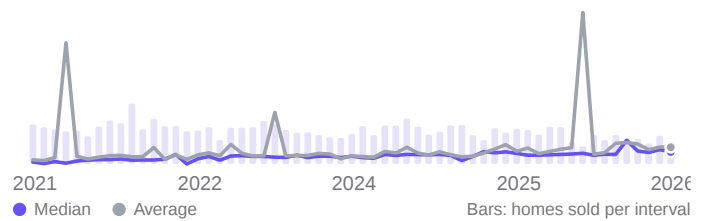
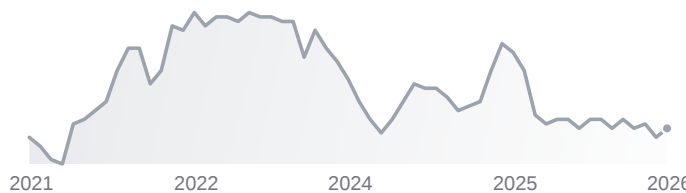
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$375K · Average \$423K

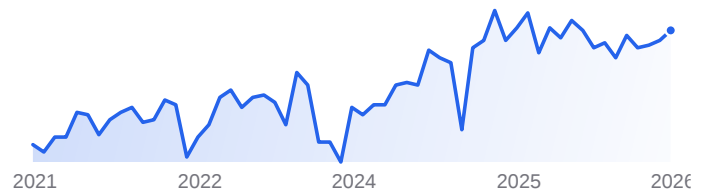
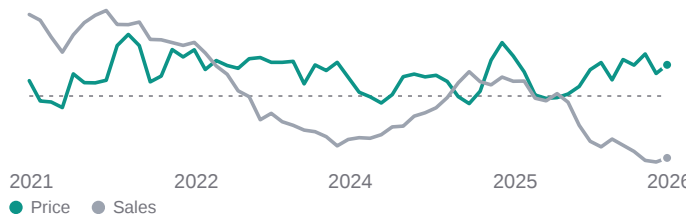


Growth (year over year)

Price +9.9% · Sales -19.8%

Price per square foot

\$224/ft²

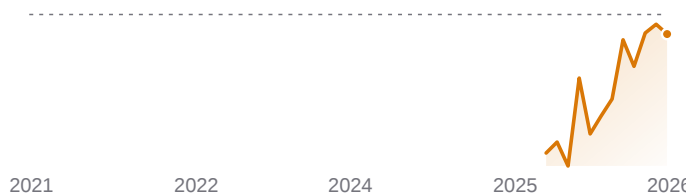


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

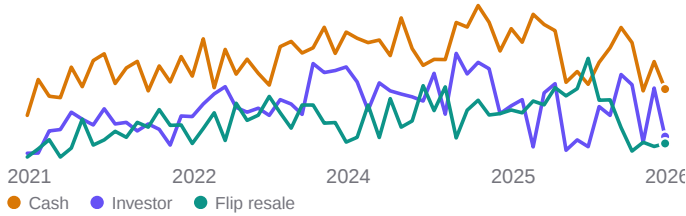
5.0%



BUYERS & OUTCOMES

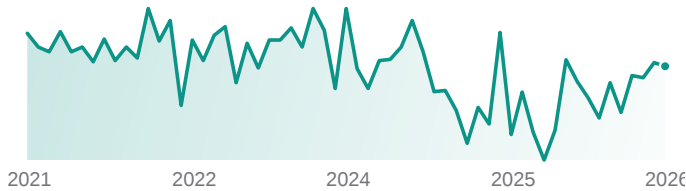
Buyer mix

Cash 26% · Investor 7.7% · Flip resale 5.1%



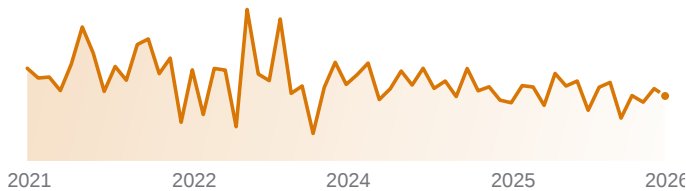
Sellers who sold at a gain

83%

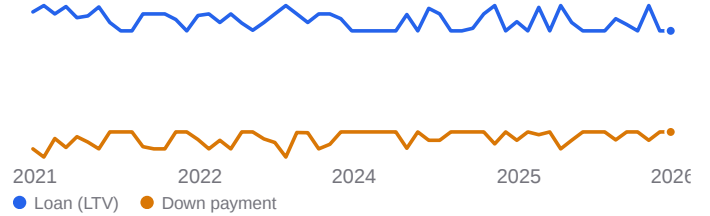


Median annualized return at resale

+4.7%

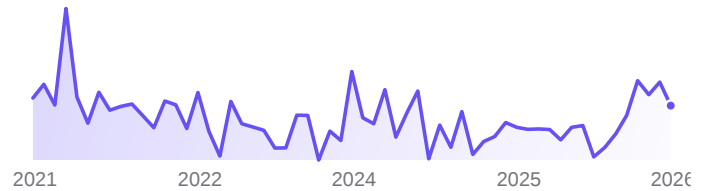


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,079
Median value (AVM)	\$377K
Median size	1,616 ft²
Median bedrooms	3
Median year built	1998
Single family	57%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.4%
Owner occupied	67%
Company owned	24%
Median loan-to-value	50%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	42,820
Density	1,244 / mi²
Median household income	\$64K
Average household income	\$86K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	50
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	24.9%
Unemployment	0.8%
Average temp	53°F
Annual precip	37 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.