

Harrisonburg 22802

ZIP code · VA · Virginia > Rockingham County > Harrisonburg

BALANCED MARKET

\$338K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

182

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



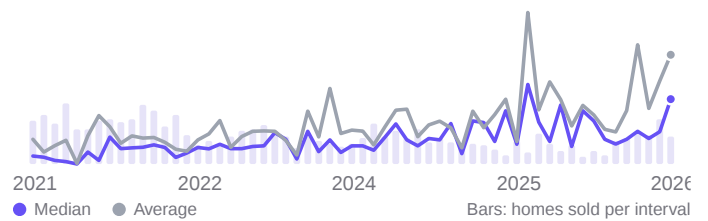
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$420K · Average \$572K

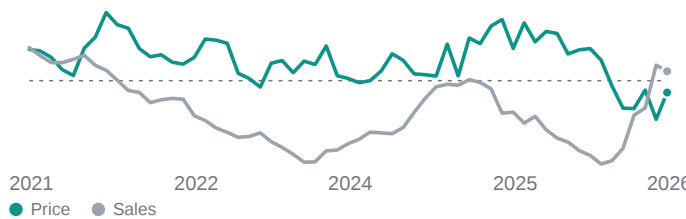


Growth (year over year)

Price -5.8% · Sales +4.6%

Price per square foot

\$276/ft²

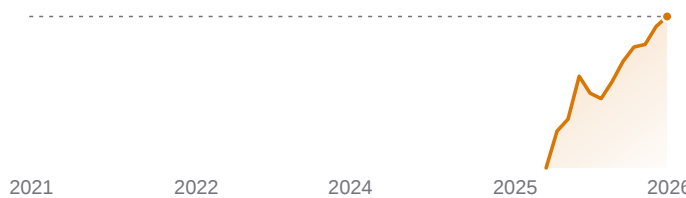


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

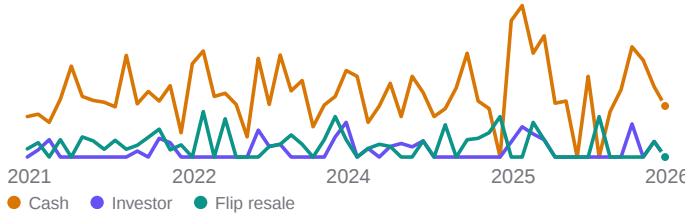
2.3%



BUYERS & OUTCOMES

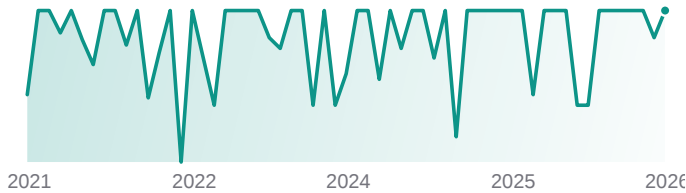
Buyer mix

Cash 21% · Investor 0% · Flip resale 0%



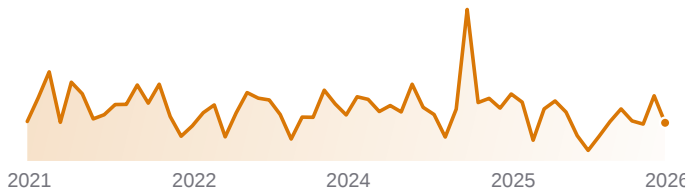
Sellers who sold at a gain

100%

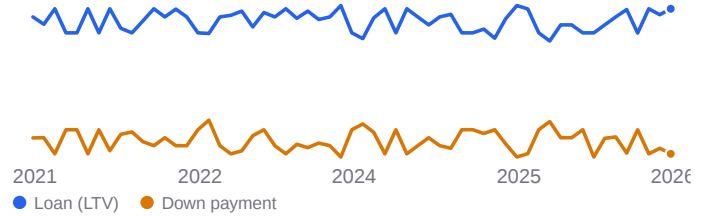


Median annualized return at resale

+5.1%

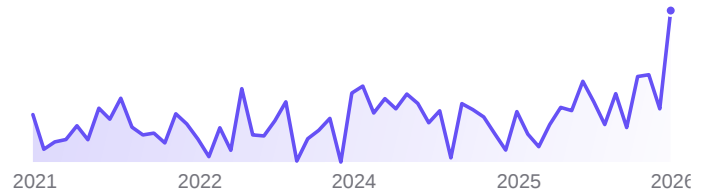


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

13.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,040
Median value (AVM)	\$314K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1985
Single family	62%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	67%
Company owned	18%
Median loan-to-value	45%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	27,755
Density	303 / mi²
Median household income	\$60K
Average household income	\$81K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	53
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	17.1%
Unemployment	0.9%
Average temp	53°F
Annual precip	38 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.