

Dayton 22821

ZIP code · VA · Virginia · Rockingham County · Dayton

BUYER'S MARKET

\$254K

MEDIAN SALE PRICE

-8.0%

1-YR CHANGE

57

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



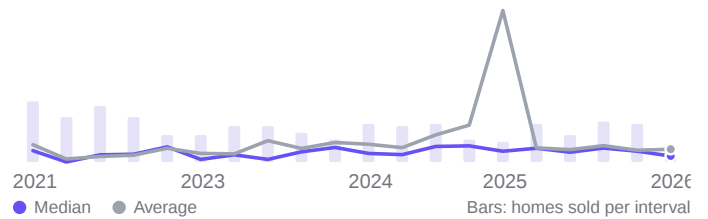
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$255K · Average \$310K

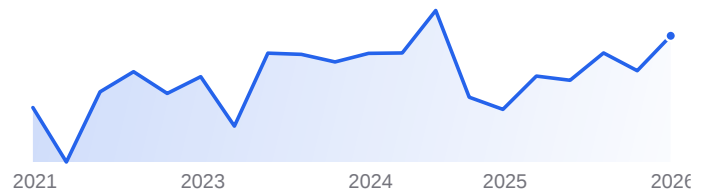
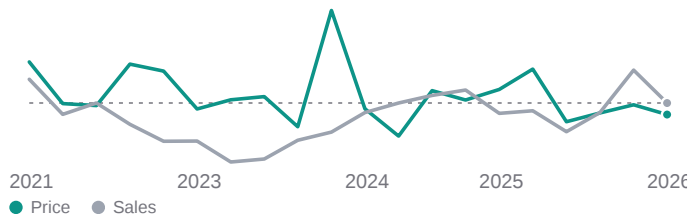


Growth (year over year)

Price -8.0% · Sales +0.0%

Price per square foot

\$228/ft²

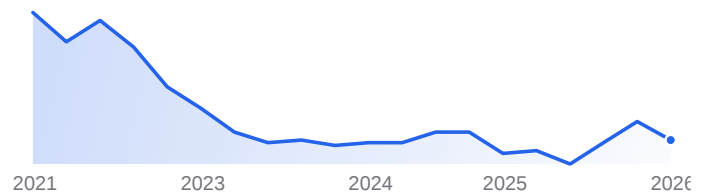


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

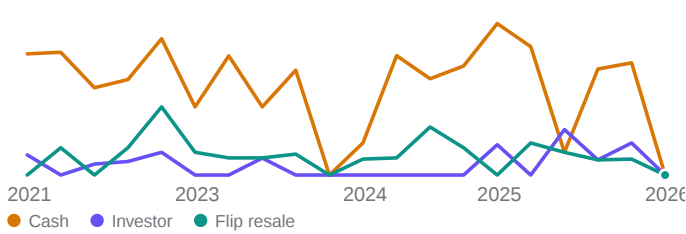
2.5%



BUYERS & OUTCOMES

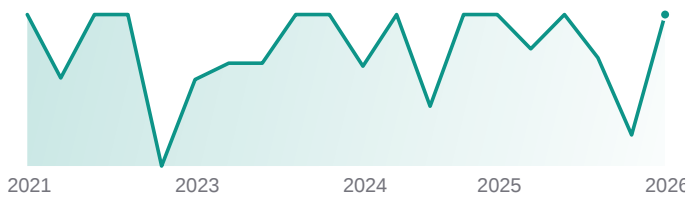
Buyer mix

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



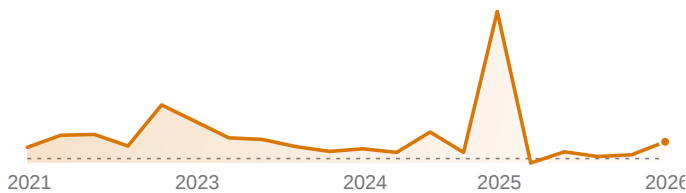
Sellers who sold at a gain

100%

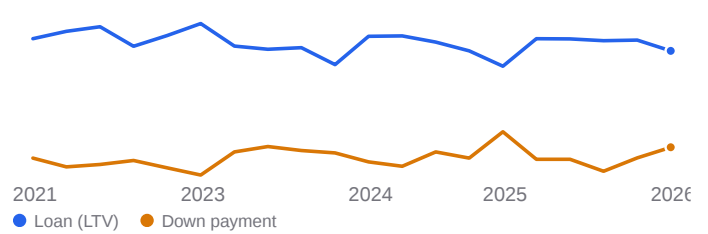


Median annualized return at resale

+11.7%

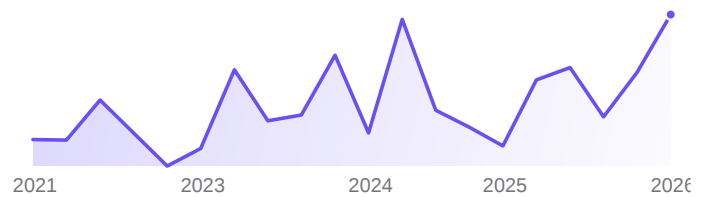


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,281
Median value (AVM)	\$351K
Median size	1,570 ft²
Median bedrooms	3
Median year built	1976
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.1%
Owner occupied	64%
Company owned	17%
Median loan-to-value	35%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	7,095
Density	84 / mi²
Median household income	\$76K
Average household income	\$96K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	45
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	6.9%
Unemployment	0.7%
Average temp	50°F
Annual precip	41 in
Sunshine	63%

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.