

## HARRISONBURG/ROCKINGHAM MSA OVERVIEW

### TOTAL SALES

**605**

-8.5% Year Over Year

### AVERAGE PPSF

**\$211**

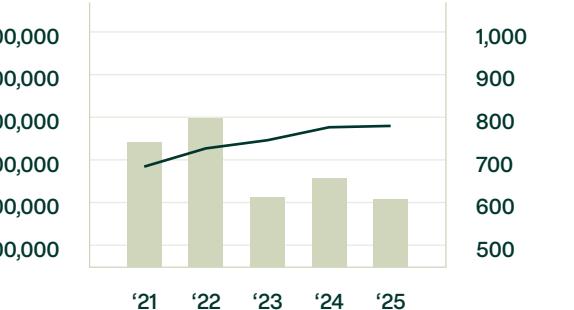
+7.7% Year Over Year

### DAYS ON MARKET

**7**

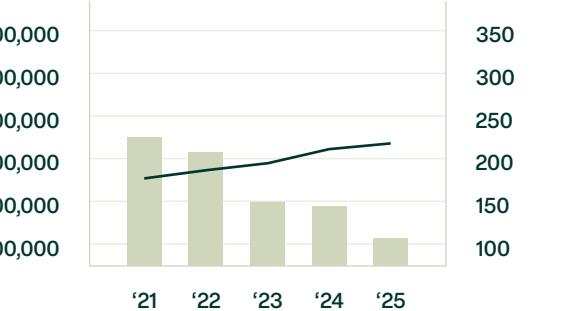
0% Year Over Year

— AVERAGE PRICE ■ TOTAL SALES



## CITY OF HARRISONBURG

— AVERAGE PRICE ■ TOTAL SALES



## ROCKINGHAM COUNTY

— AVERAGE PRICE ■ TOTAL SALES



## BRIDGEWATER

— AVERAGE PRICE ■ TOTAL SALES



## BROADWAY

	2025	2024	% CHG
--	------	------	-------

Total Sales	34	45	-24.4%
Price per Sq. Ft.	\$191	\$203	-5.9%
Days on Market	7	50	-86.0%
Avg. Sales Price	\$312,317	\$340,059	-8.2%
Total Volume	\$10,618,800	\$15,302,689	-30.6%

## DAYTON

	2025	2024	% CHG
--	------	------	-------

Total Sales	11	17	-35.3%
Price per Sq. Ft.	\$203	\$210	-3.3%
Days on Market	25	7	257.1%
Avg. Sales Price	\$438,000	\$364,558	20.1%
Total Volume	\$4,818,000	\$6,197,500	-22.3%

## ELKTON

	2025	2024	% CHG
--	------	------	-------

Total Sales	45	38	18.4%
Price per Sq. Ft.	\$221	\$224	-1.3%
Days on Market	10	13	-23.1%
Avg. Sales Price	\$385,108	\$312,173	23.4%
Total Volume	\$17,329,860	\$11,862,600	46.1%

## GROTTES

	2025	2024	% CHG
--	------	------	-------

Total Sales	31	23	34.8%
Price per Sq. Ft.	\$222	\$195	13.8%
Days on Market	9	15	-40.0%
Avg. Sales Price	\$315,764	\$282,147	11.9%
Total Volume	\$9,788,700	\$6,489,400	50.8%

## MCGAHEYSVILLE

	2025	2024	% CHG
--	------	------	-------

Total Sales	58	75	-22.7%
Price per Sq. Ft.	\$236	\$212	11.3%
Days on Market	8	4	100.0%
Avg. Sales Price	\$547,873	\$497,586	10.1%
Total Volume	\$31,776,678	\$37,318,980	-14.9%

## MASSANUTTEN

	2025	2024	% CHG
--	------	------	-------

Total Sales	40	41	-2.4%
Price per Sq. Ft.	\$238	\$228	4.4%
Days on Market	9	5	80.0%
Avg. Sales Price	\$573,159	\$533,643	7.4%
Total Volume	\$22,926,368	\$21,879,379	4.8%

## MOUNT CRAWFORD

	2025	2024	% CHG
--	------	------	-------

Total Sales	6	8	-25.0%
Price per Sq. Ft.	\$206	\$190	8.4%
Days on Market	29	30	-3.3%
Avg. Sales Price	\$315,983	\$519,687	-39.2%
Total Volume	\$1,895,900	\$4,157,500	-54.4%

## TIMBERVILLE

	2025	2024	% CHG
--	------	------	-------

Total Sales	22	22	0%
Price per Sq. Ft.	\$235	\$199	18.1%
Days on Market	24	18	33.3%
Avg. Sales Price	\$316,490	\$272,950	16.0%
Total Volume	\$6,962,800	\$6,004,900	16.0%



## HARRISONBURG/ROCKINGHAM, VA

# Market Performance at a Glance

Home sales in the first half of 2025 have declined, but the median sales price remains strong, showing a slight increase compared to the same period in 2024. Higher interest rates and a limited supply of homes have likely caused the dip in sales since the pandemic. However, we're now seeing a significant uptick in new listings, which may fuel a stronger second half of 2025.

Within Harrisonburg there are "hot" and "cooler" pockets—neighborhood, new construction, and attached vs. detached homes all play a role. Whether you're buying or selling, our local Nest team has the insight and resources to guide you through today's market and help you make a smart financial decision.

## AVERAGE SALES PRICE

**\$390,522**

+3% Year Over Year

## NEW LISTINGS

**883**

+8.6% Year Over Year