

HARRISONBURG/ROCKINGHAM MSA OVERVIEW

TOTAL SALES

605

-8.5% Year Over Year

AVERAGE PPSF

\$211

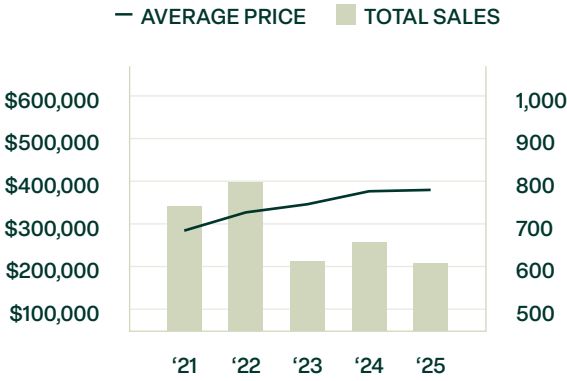
+7.7% Year Over Year

DAYS ON MARKET

7

0% Year Over Year

	2025	2024	% CHG
Total Sales	605	661	-8.5%
Price per Sq. Ft.	\$211	\$196	7.7%
Days on Market	7	7	0%
Avg. Sales Price	\$390,522	\$379,175	3.0%
Total Volume	\$236,265,926	\$250,635,180	-5.7%



CITY OF HARRISONBURG

2025

2024

% CHG

Total Sales

107

144

-25.7%

Price per Sq. Ft.

\$198

\$182

8.8%

Days on Market

5

5

0%

Avg. Sales Price

\$339,759

\$324,855

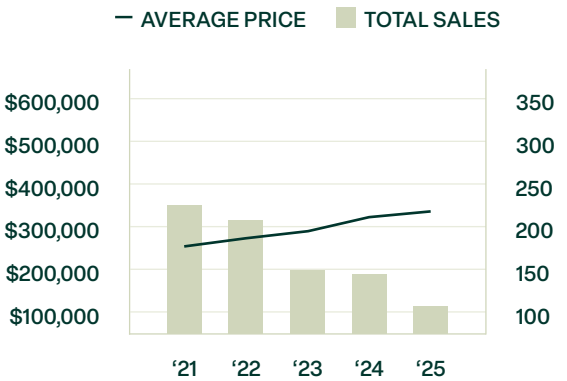
4.6%

Total Volume

\$36,354,215

\$46,779,150

-22.3%



ROCKINGHAM COUNTY

2025

2024

% CHG

Total Sales

498

517

-3.7%

Price per Sq. Ft.

\$213

\$200

6.5%

Days on Market

7

8

-12.5%

Avg. Sales Price

\$401,429

\$394,305

1.8%

Total Volume

\$199,911,711

\$203,856,030

-1.9%

BRIDGEWATER

2025

2024

% CHG

Total Sales

32

27

18.5%

Price per Sq. Ft.

\$181

\$190

-4.7%

Days on Market

11

18

-38.9%

Avg. Sales Price

\$370,200

\$380,116

-2.6%

Total Volume

\$11,846,405

\$10,263,140

15.4%

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%

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%

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%

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%

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%

GROTTOES

	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%

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%

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

*MSA data sourced from the The Harrisonburg Rockingham Association of Realtors on 7/7/25.