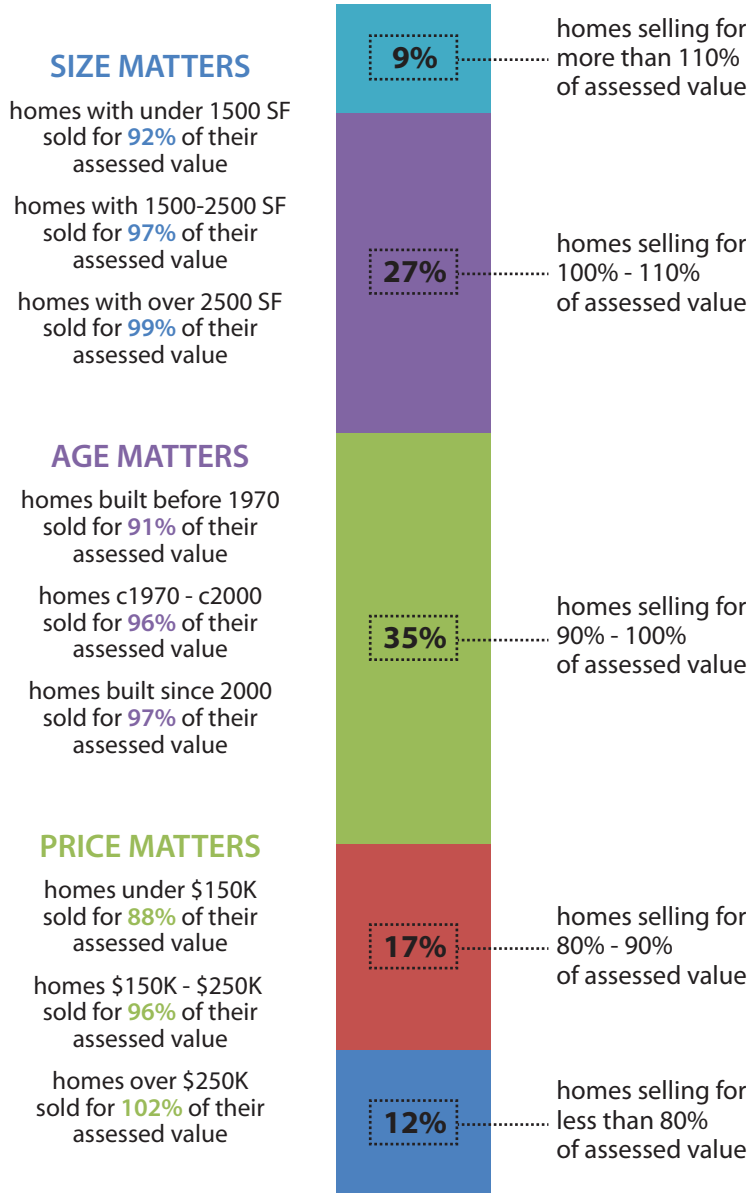


Home Values compared to Tax Assessments in the City of Harrisonburg

(a comparison of 2011 sales prices with 2012 tax assessments)

In 2011, homes sold for an average of
95.1% of their 2012 assessed value.



DETACHED vs. ATTACHED

In 2011, single family homes sold for an average of **94.8%** of their 2012 assessed value.

- 12% sold for more than 110%
- 23% sold for 100% - 110%
- 28% sold for 90% - 100%
- 22% sold for 80% - 90%
- 15% sold for less than 80%

In 2011, townhomes, duplexes and condominiums sold for an average of **95.4%** of their 2012 assessed value.

- 5% sold for more than 110%
- 32% sold for 100% - 110%
- 43% sold for 90% - 100%
- 12% sold for 80% - 90%
- 8% sold for less than 80%

Analysis by Scott P. Rogers, HarrisonburgHousingToday.com

This analysis includes all "arms length" sales from the HRAR MLS during 2011. Arms length sales do not include short sales, or sales of bank owned properties.