

# WAYNESBORO


## A GREAT PLACE TO CALL HOME

---



WAYNESBORO, VIRGINIA





## *WAYNESBORO, VIRGINIA: A GREAT PLACE TO CALL HOME*

Nestled in the gorgeous Shenandoah Valley of central Virginia, Waynesboro is a charming small town known for its historic Main Street with unmatched views of the Blue Ridge Mountains. Waynesboro proper is surrounded by some of the most beautiful outdoor space in the eastern United States.

Waynesboro has maintained a small consistent growth of new residents moving into the city. The population has reached 21,926 with a population growth rate of 0.4% in the last year and 6.2% in the last 5 years. Living in Waynesboro has a suburban feel, which can be nice for families looking for more space than larger densely packed cities for the money and a good area to raise children.

You'll find more than 100 scenic overlooks and nearly 700 miles of hiking trails in the region. The town is a well-known stop on the Appalachian Trail, where thru-hikers can stop for recuperation and supplies. It's a growing mecca for hikers, campers, trail runners, paddlers, mountain bikers and anglers, who can spend endless weekends exploring the area's trails and rivers.

Waynesboro is easily accessible from Interstate 64, and it has increasingly become a home base for outdoor enthusiasts. And you can have all of this just outside your back door!



*HERE ARE THE REASONS WHY  
YOU'LL LOVE TO CALL  
WAYNESBORO HOME!*



# 01

## AFFORDABLE LIFESTYLE







## WAYNESBORO HAS A LOW COST OF LIVING FOR VIRGINIA.



It has been inhabited in some form since the 1700s, but the community really took off in the 20th century. As a result Waynesboro real estate consists of a mix of family homes, townhomes, and condos built in the last 100 years, with the odd Colonial home thrown into the mix. Properties in the older neighborhoods tend to be grand, boasting mature landscaping and majestic views of the Blue Ridge Mountains. For those who like the idea of luxury living in Waynesboro with the personal touch, there are plenty of lots left for custom building in desirable Waynesboro neighborhoods.



There's a lot to consider when determining the affordability of living in an area, and we evaluated state income tax rates, average housing rental prices, average property values, cost of living index, and more.

The cost of living in Waynesboro is **moderate** in the United States and low in Virginia. [Median household income](#) in Waynesboro is **\$43,480**, which is **low** in the United States *and the lowest in Virginia*.



## COST OF LIVING

	Total with rent
	Without rent
	Rent and Utilities
	Food
	Transport
	Monthly salary after tax
	Quality of life
	Population

## ONE PERSON

## FAMILY OF 4

\$ 2067

\$ 4763

\$ 835

\$ 2639

\$ 1232

\$ 2125

\$ 641

\$ 1658

\$ 55.7

\$ 150

\$ 3724

62

21.3K

## TAXES

The sales tax rate in Waynesboro is 5.3%. Last year, the average property taxes paid was 0.7%. The Virginia income tax rate is currently 5.75% for incomes over \$17,000.

## HOUSING COSTS

In Waynesboro, 59% of the population owns their homes, while approximately 41% rent. The average cost of a single-family home in Waynesboro in 2022 is \$228,951 which is moderate in the United States and moderate in Virginia. The average one-bedroom apartment cost is approximately \$720 per month, and the average apartment cost for a 3 bedroom is \$1,230.





# 02

## CLIMATE

You'll enjoy all 4 seasons in Waynesboro from sunny summers to snowy winters with glorious bursts of spring and fall colors in between.

To be more specific, in a typical year, Waynesboro temperatures fall below 50F° for 162 days per year. Annual precipitation in Waynesboro averages 42.4 inches per year (high in the US) and snow covers the ground 22 days per year or 6.0% of the year (low in the US). It may be helpful to understand the yearly precipitation by imagining 8 straight days of moderate rain per year. The humidity in Waynesboro is below 60% for approximately 31.2 days or 8.5% of the year.

In Waynesboro, the shortest day starts at 7:41am and ends at 4:55pm and lasts for 9 hours 30 minutes. The longest day starts at 5:52am and ends at 8:42pm and lasts for 14 hours 48 minutes.







# 03

## SAFETY

When considering a great place to live, work, and raise your family, safety is always a concern, and Waynesboro does not disappoint.

With a safety score 70.1 (with 100 being the best), Waynesboro makes the grade. Factors including air quality, water quality, crime rates, natural disaster frequency, substance abuse rates, cancer instances, and more were considered in the above rating. Let's break it down:

### CRIME RATES

In Waynesboro, violent [crime rates](#) are considered to be moderate in the United States according to our research. Arson crimes are moderate and property crimes, including vandalism, also rank moderate.

### AIR & WATER QUALITY

Waynesboro has great [air quality](#) 97.0% of the time, or [354 days](#) per year. The water quality index in Waynesboro is [100](#) out of 100 (100 being the best) based on the number of acute health-based [violations](#) for every water utility in the last 5 years.



# 04 EDUCATION

When determining the quality of [schools](#), we consider key factors including [math proficiency](#), [reading/language proficiency](#), [students-per-teacher ratio](#), [average teacher salaries](#), [National Blue Ribbon awards](#), [Spelling Bee](#) and [STEM/non-STEM national competitions](#), and more.

The public schools in Waynesboro make the grade with above-average rankings overall and high proficiency ratings in both math and reading/language arts. All the schools boost a lower-than-average teacher-to-student ratio. Check out the chart below for more details:



	Overall Rating	Math Proficiency	Reading/ Language Arts Proficiency	Teacher: Student Ratio	Average Teacher Salary
Elementary (4 schools)	63.4	72.5	61.8	1:15	\$47,945
Middle (1 school)	59.5	66.0	68.0	1:14	\$47,945
High School (1 school)	63.4	75.0	82.0	1:14	\$47,945



# BEST SCHOOLS

## *WAYNESBORO*



## 2023 BEST PUBLIC ELEMENTARY SCHOOLS


SCHOOL	Grades	Overall Niche Grade:	Students	Student-teacher ratio
Westwood Hills Elementary School	K-5	B minus	353	16:1
William Perry Elementary School	K-5	grade C+	384	17:1
Berkeley Glenn Elementary School	K-5	grade C+	245	14:1

## 2023 BEST PUBLIC MIDDLE SCHOOLS

SCHOOL	Grades	Niche Grade	Students	Student-teacher ratio
Kate Collins Middle School	6-8	C+	698	14:1
Virginia School For The Deaf And Blind Middle	6-8	NA	16	3:1

## 2023 BEST PUBLIC HIGH SCHOOLS

SCHOOL	Grades	Overall Niche Grade:	Students	Student-teacher ratio
Wilson Memorial High School	9-12	grade B	819	14:1
Stuarts Draft High School	9-12	grade B	716	13:1
Waynesboro High School	9-12	grade B	897	15:1



# BEST PRIVATE SCHOOLS IN WAYNESBORO

## MILLER SCHOOL OF ALBEMARLE

Miller School of Albemarle is a top rated, private, boarding school located in Charlottesville, VA. Tuition is \$51,975 for the highest grade offered. After graduation, 94% of students from this school go on to attend a 4-year college.

8-12

GRADES

A+

NICHE GRADE

185

STUDENTS

6:1

STUDENT-  
TEACHER RATIO

[WWW.MILLERSCHOOLOFALBEMARLE.ORG](http://WWW.MILLERSCHOOLOFALBEMARLE.ORG)  
WEBSITE





## STUART HALL SCHOOL

Stuart Hall is a place where children and families thrive in a caring, inclusive community; where diversity is a community strength; where academic excellence emphasizes the process of learning over narrowly defined outcomes; and where they focus on mindfulness, wellness, and presence.



6-12

GRADES

A+

NICHE GRADE

144

STUDENTS

7:1

STUDENT-  
TEACHER RATIO

[WWW.STUARTHALLSCHOOL.ORG](http://WWW.STUARTHALLSCHOOL.ORG)  
WEBSITE





## FISHBURNE MILITARY SCHOOL

Fishburne Military School is a highly rated, private, boarding, all-boys school located in Waynesboro, VA. Tuition is \$38,400 for the highest grade offered. After graduation, 80% of students from this school go on to attend a 4-year college.



7-12

GRADES

A-

NICHE GRADE

170

STUDENTS

9:1

STUDENT-  
TEACHER RATIO

[WWW.FISHBURNE.ORG](http://WWW.FISHBURNE.ORG)  
WEBSITE







# GRACE CHRISTIAN SCHOOL

Grace Christian school, founded in 1980, has a mission to assist Christian parents by providing a sound academic education in a Christ-centered environment designed to prepare young people to know God and to live in obedience to His will for their lives. Tuition is \$8,500 for the highest grade offered.



K-12

GRADES

B+

NICHE GRADE

307

STUDENTS

10:1

STUDENT-TEACHER RATIO

WWW.GCSWARRIORS.ORG  
WEBSITE





# 05

## COMMUNITY

The top industries present in Waynesboro include educational services and health care. Over 33 % of residents work in management, business, science, and arts occupations, while only 7.6% work in natural resources, construction, and maintenance occupations. Waynesboro earns an Industry Diversity score of 64.9.

Some of the top retail outlets include companies we know and love including Walmart, Target, Lowe's, Starbucks, McDonald's, Kroger, Kohl's, Sherwin-Williams, Dollar General and Bed Bath & Beyond, and T.J. Maxx, but there are many specialty and unique shopping opportunities in the area.

Waynesboro supports a well-educated workforce and community with 53.8% of residents having earned a Bachelor's degree or higher, compared to the U.S. average of 46.6%. Nearly half of those holding degrees (47.1%) hold STEM degrees. The Educational level Diversity score in Waynesboro is 77.3.

The top age group is 25-44 per [census data](#). Waynesboro has a Race Diversity score of 23.





# UNIQUE SHOPPING *IN WAYNESBORO*





## WAYNE THEATRE

---

Waynesboro's premier live entertainment performance venue in which all of the arts may be appreciated, enjoyed, learned and supported. Wayne Theatre features live concerts from all genres of music and performers, musicals, plays, dance performances, variety shows, workshops, lecture and speaker series, art exhibits, movies including classic films, art education programs for students, masterclasses, and serves as a rental facility for parties and special events. The Wayne's restoration and re-opening in 2016 was fueled by a handful of community members who had the vision of what the Wayne could mean to the community.

## MARIAH AMINE COUTURE, LLC

---

Mariah Amine Couture is an adorable downtown Waynesboro boutique, filled with wonderful hand-made treasures. The boutique carries only high quality, hand-crafted, American made items.





## IT'S A COUNTRY THING

---

Primitive home décor at affordable prices!

## THE BLACKBURN GALLERY & STUDIO

---

"We live in a time where impossible is simply an idea "( Vincent Versace ). A veteran owned family and friend run gallery with a passion for art and giving back. A collective of regional artists dedicated to bringing art to everyone we encounter. Located along the scenic Waynesboro VA at 2508 Jefferson HWY just off the scenic Blue Ridge Parkway and Skyline Drive, we offer art for new and experienced collectors alike. We also offer high quality classes, workshops and tours for adults and children of all ages.

## ALPHA AND OMEGA ANTIQUUE MALL

---

We buy and sell antiques, collectibles, memorabilia, and other vintage pieces; a range of rare and one-of-a-kind items for every taste and budget. Primitives, mid-century, art, vinyl, furniture, toys, tools, crocks, man cave, succulents, and more.



# 06

## INFRASTRUCTURE

In Waynesboro, you get the best of both worlds -a small, friendly community with short commutes and good schools just minutes away from larger urban areas. Waynesboro has a population of 22,550 as of the 2020 census.

- The nearest airport to Waynesboro is [14 miles](#) away.
- The nearest coastline is [84 miles](#) away.
- Compared to national averages, [traffic](#) on highways and roads in Waynesboro is among [the lowest](#), and the [road network](#) is [high](#).





# 07 ARTS AND CULTURE ARE ABUNDANT

Waynesboro is more than a mountain town, back-dropped by the Blue Ridge Mountains and the South River waterways.

It's also a historic city with an industrial skyline - a view the founders of the Virginia Street Arts Festival see as an inviting canvas for reimagining the cityscapes of the future.

For four years, the Virginia Street Arts Festival has brought together community members from (literally) all sides of the tracks, mural and graffiti artists from around the state, and an array of aging industrial buildings whose old brick walls support bright visions and playful expressions.

Waynesboro is the embodiment of urban industrial culture, the quiet bubbling of trout streams, and stunning mountain vistas. Artists of the Street Arts Festival bring youthful energy to breathe new life into vacant storefronts.



# 08 AWESOME LOCAL RESTAURANTS, CRAFT BEER, AND COFFEE

From Waynesboro's historic downtown to the bustling Rosser Avenue, there are many appealing places to eat and drink. [The Green Leaf Grill](#) is a relaxed fine-dining restaurant that makes its American and Cajun fare from scratch, including delicious gumbo, steak entrees, po-boys, and Reubens. [Jake's Bar & Grill](#) is a welcoming, family-friendly spot that specializes in locally raised beef burgers. They are known for their down-to-earth vibe and feature a discount (and sign-in log) for hikers. Coffee drinkers will enjoy the upbeat atmosphere and tasty beverages, breakfast, and lunch from [The French Press](#). Beer lovers are well cared for in Waynesboro, too. Local breweries include [Basic City Beer](#) (in a reclaimed industrial complex), [Stable Craft Brewing](#) (on a beautiful working farm), and [Seven Arrows Brewing Company](#) (inspired by a Native American blessing).

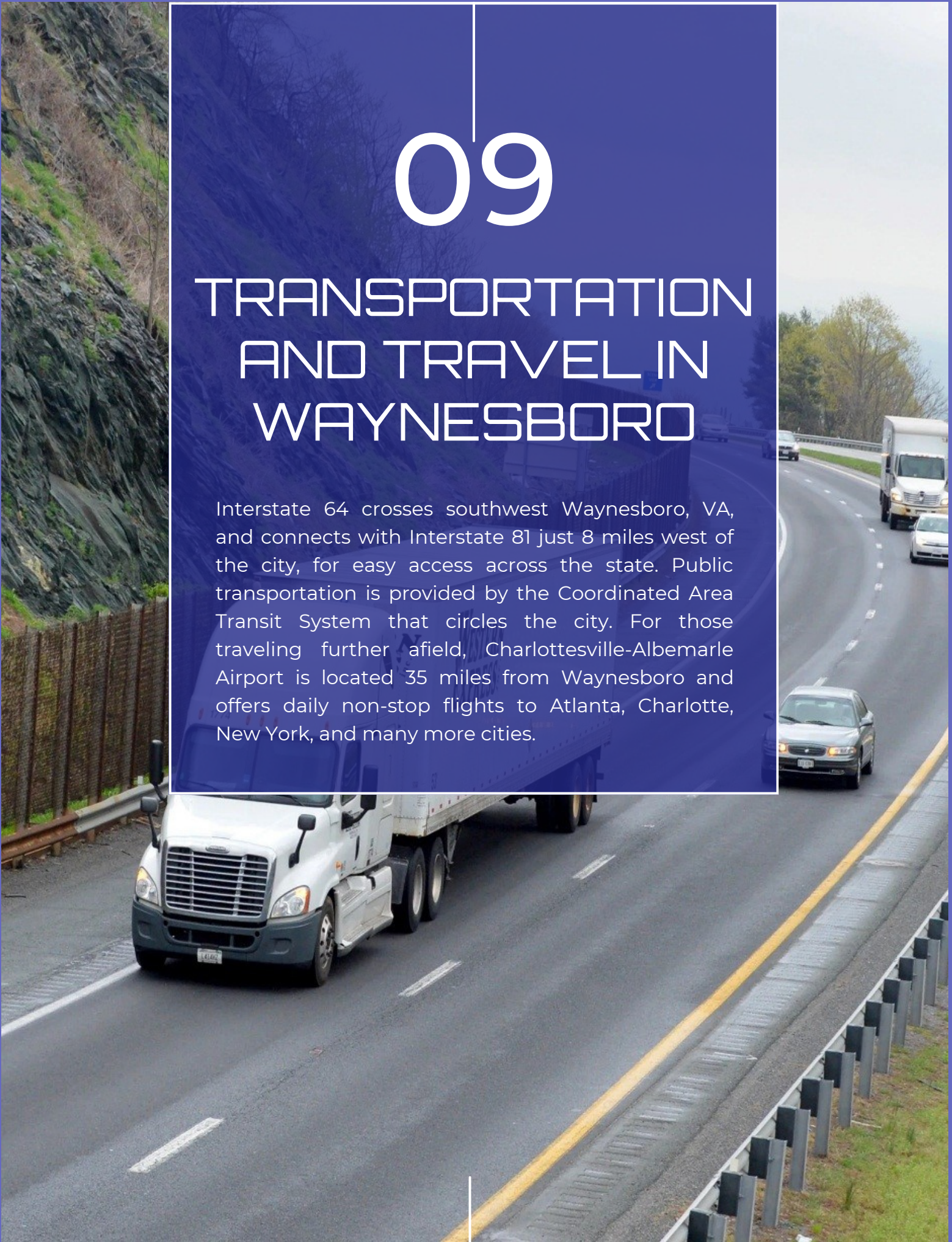




# 09

## TRANSPORTATION AND TRAVEL IN WAYNESBORO

Interstate 64 crosses southwest Waynesboro, VA, and connects with Interstate 81 just 8 miles west of the city, for easy access across the state. Public transportation is provided by the Coordinated Area Transit System that circles the city. For those traveling further afield, Charlottesville-Albemarle Airport is located 35 miles from Waynesboro and offers daily non-stop flights to Atlanta, Charlotte, New York, and many more cities.







# 10 COUNTLESS THINGS TO ENJOY



When it comes to things to do in Waynesboro Virginia, the options are unlimited.



If you are looking to get outdoors, there are five parks and a Riverwalk within city limits. And the South River that flows through town is perfect for fishing, boating, and [paddling](#).

History and architecture enthusiasts will enjoy touring [Swannanoa](#), an Italian Renaissance Revival villa built by Virginia businessman and civic leader James H. Dooley in 1913.

If wining and dining is your thing, Waynesboro has an excellent [food and craft beverage scene](#).



There are plenty of things to do in Waynesboro Virginia, proper, but what makes the town a singular destination are the many doors it opens as gateway to the Shenandoah Valley.





allocor.tech