2026-2027 EDITION

Your Guide to the NRV

NEIGHBORHOODS | LOCAL RECS | SCHOOLS & MORE

hello!

Whether you're considering a move from across the country or just across town, this guide has everything you need to get to know the New River Valley- from local restaurants and coffee shops to neighborhoods, schools, and price ranges.

I'm Paige Williams, a transplant here in the New River Valley and your guide to all things community and life here.

A little about me:
- Mom of three kids + wife to Joshua (owner of Jack Rabbit Home Services)
- Always rescuing animals
- Passionate about home design
- Licensed real estate agent

I hope this guide helps you feel a little more at home - whether you're just browsing or already packing boxes.

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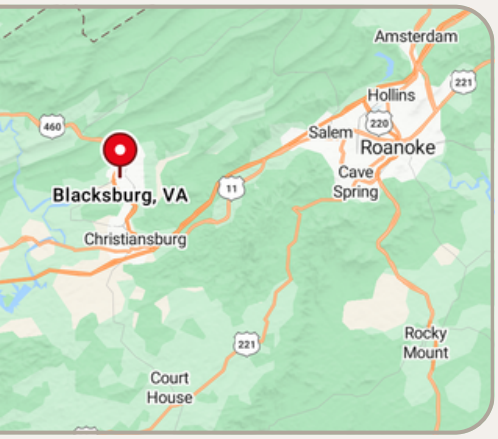
A few things I love about it here...

- DOG-FRIENDLY PARKS
- THRIVING LOCAL ARTS SCENE
- DIE-HARD SPORTS SCENE
- SMALL TOWN FEEL
- HOME TO THE BEST LOCAL FOOD SPOTS

MEET HANK, OUR 90 LB RESCUE GSD

LOVE SPENDING A MORNING AT CREED PARK - ONE OF MY FAVORITE PLACES TO WALK HANK



What makes the New River Valley special?

WHY PEOPLE LOVE IT

- Top rated public schools
- Low cost of living compared to national and state averages
- Minutes from the Blue Ridge Parkway and Jefferson National Forest
- Home to New River Trail and Cascades Falls hiking
- Vibrant Virginia Tech sports scene and Hokie game-day culture
- Strong small-business community across Blacksburg, Christiansburg, and Radford
- Access to two universities plus a thriving tech/research sector
- Small-town charm with big-city amenities nearby

DEMOGRAPHICS

- Number of Residents: ~183,000 (Blacksburg-Christiansburg-Radford metro area)
- Median age: 35*

FUN FACTS

- The New River is one of the oldest rivers on Earth
- Home to Virginia Tech, a top public research university
- Floyd's Friday Night Jamboree is a bluegrass tradition since 1980s

*The median age skews younger because roughly a third of the region's population is college students

Understanding the NRV

If you're moving to Virginia's New River Valley, the first thing to know is that **it isn't one place** — it's a cluster of small towns and rural counties tucked between the Blue Ridge and Allegheny Mountains, connected by I-81 and the New River. The region spans about 1,458 square miles and includes the towns of **Blacksburg** and **Christiansburg** (in Montgomery County), the independent city of **Radford**, and the more rural counties of **Pulaski, Giles, and Floyd.**

What ties it all together: mountain scenery, a strong sense of community, and a cost of living well below the national average almost everywhere you look. What differs sharply from one subarea to the next is pace of life, age of the population, and how "college town" vs. "rural county" the feel is.
The quick lay of the land:

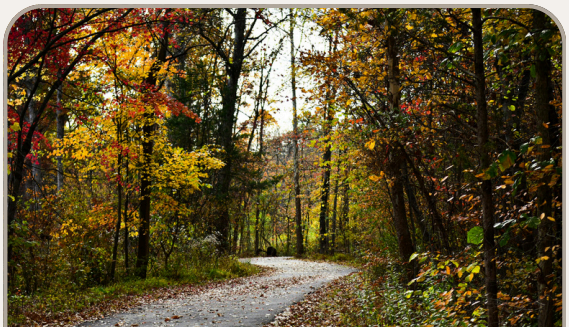
Blacksburg | college-town energy, walkable, driven by Virginia Tech
Christiansburg | the commercial hub, family-friendly, most convenient for shopping and errands
Radford | small river city, affordable, home to Radford University
Pulaski County | rural and lake-oriented, very affordable, close-knit small towns
Giles County | mountain and river country, quiet, great for land and retirement
Floyd County | artsy, rural, and slow-paced, known for its bluegrass culture

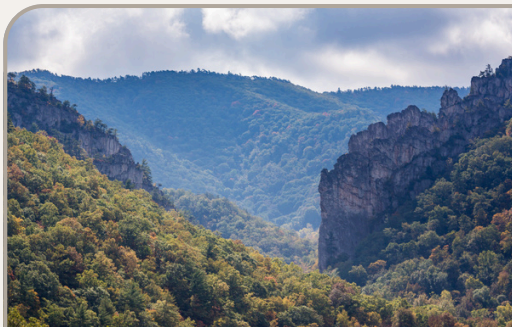
Shopping: Christiansburg is the retail center of gravity for the whole valley — the New River Valley Mall, Regal 14 Cinema, and the Market Place and New River Valley Center shopping areas all cluster around the US-460/Peppers Ferry intersection. Blacksburg's downtown offers a walkable mix of local boutiques, bookstores, and restaurants rather than big-box shopping. The rural counties (Pulaski, Giles, Floyd) rely on Christiansburg or Blacksburg for larger shopping trips, though each has its own small local shops and downtown businesses.

Major attractions: Virginia Tech's campus and its Hokie sports culture anchor Blacksburg; the Huckleberry Trail (a paved multi-use trail connecting Blacksburg and Christiansburg) is one of the region's most-loved amenities. Claytor Lake State Park and the 57-mile New River Trail State Park draw people to Pulaski County for boating, fishing, and biking. Giles County offers access to the Appalachian Trail and the Cascades waterfall hike, one of the most photographed spots in Virginia. Floyd is known for the Floyd Country Store and its Friday Night Jamboree, plus its location on the Blue Ridge Parkway. Radford's riverfront parks and the New River itself are central to daily life there.

What draws people here: Affordability relative to the rest of Virginia, a slower and friendlier pace of life without being cut off from culture or amenities, year-round outdoor recreation (hiking, river sports, lake life), two universities that bring in steady economic activity and cultural programming, and a strong sense of small-town community that's harder to find in bigger Virginia metros like Richmond or Northern Virginia.

Traffic across the whole region is light by national standards — there are no real "rush hours" in the way a bigger metro has them, but a few corridors matter: US-460 connects Blacksburg, Christiansburg, and on toward Petersburg; Route 114 (Peppers Ferry Road) links Christiansburg to Radford; and I-81 runs through Christiansburg, making it the easiest hub for commuting or accessing the interstate.





Local Favorites

COFFEE

- **Lighthouse Coffee (Blacksburg)** beloved local roaster with pour-overs and a cozy downtown vibe
- **Space Rabbit Coffee (Christiansburg)** hidden-gem espresso and pastries, short drive from Blacksburg
- **Radford Coffee Company (Radford)** local favorite with a small food menu, right on Main Street
- **Mill Mountain Coffee and Tea (Blacksburg)** — regional chain roaster, reliable and well-loved
- **Brew da Bean (Christiansburg)** —local coffee shop with amazing pastries

SUPPORT LOCAL

- **Blacksburg Farmers Market (Blacksburg)** year-round, producer-only market in Market Square Park downtown
- **Sugar Magnolia (Blacksburg)** local gift shop and confectionery with ice cream, chocolates, and unique finds
- **Mountain View Mercantile (Christiansburg)** — antique and vintage shop in the historic Cambria district, "part store, part love letter to Appalachia"
- **Eats Natural Foods (Blacksburg)** locally owned natural foods co-op since the 1970s, known for organic produce, bulk goods, and a strong community feel
- **Blacksburg Books (Blacksburg)** the town's only independent bookstore, opened 2021 downtown, offering new and used titles, local author features, and a cozy community gathering space

ADVENTURE

- **Huckleberry Trail (Blacksburg/Christiansburg)** paved multi-use trail connecting the two towns
- **New River (Radford)** kayaking, fishing, and riverside walking right through downtown
- **The Cascades (nearby Giles County day trip)** waterfall hike, one of Virginia's most photographed spots
- **Pandapas Pond (Blacksburg area)** easy hiking and paddling just outside town

Local Favorites

BREAKFAST & LUNCH

- **Gillie's Vegetarian & Seafood Restaurant (Blacksburg)** family-run since 1974, a true local staple, breakfast fave
- **The Cellar Restaurant (Blacksburg)** Italian/Mediterranean/Greek fare downtown, open late, patio seating
- **Ocean Samurai (Blacksburg & Christiansburg)** local favorite Japanese hibachi grill and sushi bar
- **Gardner's Grill (Christiansburg)** pairs with Gardner's Frozen Treats, a combo local favorite for a meal and dessert
- **Our Daily Bread Bakery and Bistro (Blacksburg)** beloved local bakery known for pastries, sandwiches, and fresh-baked breads

DINNER

- **The Blacksburg Tavern (Blacksburg)** Southern home cooking, a longtime local favorite
- **622 North Restaurant and Wine Bar (Blacksburg)** upscale dining in a historic Victorian building downtown
- **Thai This Express (Radford)** authentic and fusion Thai, family-owned by a Radford local
- **Namaste Kitchen (Blacksburg)** family-owned Nepali and Indian cuisine, cozy and highly rated
- **The Farmhouse Restaurant (Christiansburg)** NRV landmark since 1963, complete with a converted train caboose dining car

SWEET TREATS

- **Sugar Magnolia (Blacksburg)** ice cream, chocolates, and gifts in one cozy downtown shop
- **The Boardwalk (Blacksburg)** local ice cream and frozen treats spot, a summer favorite
- **Poppy's (Christiansburg)** beloved local ice cream and dessert shop
- **Carol Lee Donuts (Blacksburg)** a long-running local donut favorite, fresh daily
- **Gardner's Frozen Treats (Christiansburg)** seasonal soft-serve and frozen treats spot, paired with Gardner's Grill next door

If you're looking for something *specific...*

From charming historic districts to new build neighborhoods with amenities–there's something for everyone here.

ESTABLISHED

Diamond Hill (Christiansburg)
Sunset Village (Radford)
Hethwood (Blacksburg)
Glade-Westover (Blacksburg)
Airport Acres (Blacksburg)
Stroubles Mill (Blacksburg)
Miller Southside (Blacksburg)
Woodbine (Blacksburg)

NEW BUILDS

Walnut Creek (Christiansburg)
The Preserve (Blacksburg)
Westhill (Blacksburg)
Village at Tom's Creek (Blacksburg)

LARGE LOTS & ACREAGE

Coal Bank Ridge (Blacksburg)
Lusters Mill (Blacksburg)
Deercroft (Blacksburg)
Belspring (Pulaski County)
Draper (Pulaski County)
Rich Creek / Glen Lyn (Giles County)

HISTORIC

East Main Street Historic District (Christiansburg)
Cambria (Christiansburg)
Downtown Blacksburg Historic District (Blacksburg)
Downtown Pulaski (Pulaski County)

QUICK ACCESS TO NATURE

Village at Tom's Creek (Blacksburg)
Claytor Lake area (Pulaski County)
High Meadows (Radford)
Alum Ridge / Check (Floyd County)

UNDER 10 MILES TO DOWNTOWN BLACKSBURG

Miller Southside (Blacksburg)
Midtown (Blacksburg)
Hethwood (Blacksburg)
Diamond Hill (Christiansburg)
Prices Fork (Montgomery County)
Fairlawn (Pulaski/Radford line)

GOLF COMMUNITIES

Blacksburg Country Club (Blacksburg)
Herons Landing (Radford)
The Meadows Golf & Country Club area (Christiansburg)

Local Blacksburg Neighborhoods

Blacksburg Country Club
MEDIAN: ~$804K

Established, golf-course community just east of town with newer homes, tennis, and a pool.

Downtown Blacksburg
MEDIAN:

Walkable historic core near campus with 19th/20th-century homes, shops, and restaurants.

Deercroft
MEDIAN: ~$897K

Upscale, large-lot enclave overlooking Ellett Valley, known for custom estate homes and mountain views.

Airport Acres
MEDIAN: ~$434K

Historic 1940s neighborhood of bungalows and cottages, walkable to Virginia Tech and Lane Stadium.

Woodbine
MEDIAN: ~$407K

Established in-town area near downtown Blacksburg with a mix of classic single-family homes and mature trees.

Hethwood
MEDIAN: ~$375K

Master-planned 1971 community on 316 wooded acres with trails, pools, tennis courts, and a strong family feel.

Glade-Westover
MEDIAN: ~$448K

Established residential pocket with a quiet, in-town feel and easy access to schools and shopping.

Stroubles Mill
MEDIAN: ~$609K

Established, tree-lined community with diverse architecture, green space, and direct Huckleberry Trail access.

Local Blacksburg Neighborhoods

Miller Southside and Addition

MEDIAN: ~$725K

Central, established neighborhood close to downtown dining, parks, and community events.

Village at Tom's Creek

MEDIAN: ~$600K

Neo-traditional planned community of single-family homes and townhomes with trails and green common space.

The Preserve

MEDIAN: ~$737K

New Eagle Construction community with single-family homes, townhomes, and duplexes plus trails and pickleball.

Westhill

MEDIAN: ~$605K

New Stateson Homes community of townhomes, villas, and single-family homes with a pool and clubhouse.

Coal Bank Ridge

MEDIAN: ~$1 MILLION

Sought-after large-lot neighborhood known for privacy, mature trees, and wooded acreage.

Lusters Mill

MEDIAN: ~$1.3 MILLION

Large-lot neighborhood offering privacy and acreage within Blacksburg town limits.

Givens Farm

MEDIAN: ~$722K

New Eagle Construction single-family community north of downtown with mountain views.

Welcome to the neighborhood: *Blacksburg*

Blacksburg's culture is inseparable from Virginia Tech — not just as an economic engine, but as the town's entire rhythm and identity. The academic calendar dictates everything: energy peaks in fall with home football Saturdays that turn the whole town orange and maroon, empties out in summer, and refills each August with a wave of new students and young families. This creates a place that feels simultaneously transient and deeply rooted — many "Blacksburg natives" are actually Hokies who came for college and never left, drawn back by the mountains, the research jobs, and a quality of life that's hard to replicate. The culture leans progressive and intellectual relative to the rest of rural southwest Virginia, shaped by a highly educated population of professors, researchers, and tech workers.

Downtown reflects this: independent bookstores, ethnic restaurants (a rarity in this part of the state), craft coffee shops, and a genuine walkability that feels more mid-Atlantic city than Appalachian small town. There's also a quiet resilience woven into the community's identity, having endured and rebuilt after the 2007 shooting — remembrance and care for one another remain part of the town's fabric.

Outdoor culture runs strong too: mountain biking, trail running, and hiking aren't hobbies here so much as part of daily life, with the Huckleberry Trail serving as a literal and symbolic backbone connecting neighborhoods to campus to countryside. And almost everyone has … a dog.

Traffic Patterns

Highly walkable; free Blacksburg Transit bus system; traffic and parking spike around home football games, move-in/move-out, and graduation

Community Feel

Energetic, youthful, culturally active — a true college town

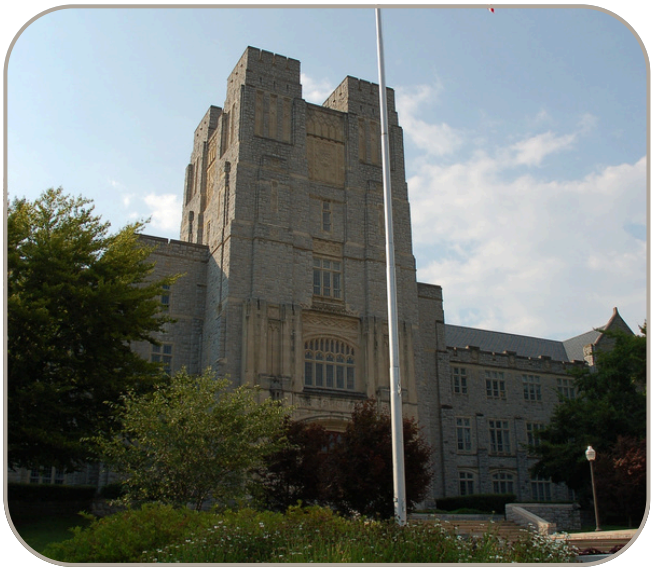
Welcome to the town: *Blacksburg*

What Makes Blacksburg Unique

- Home to Virginia Tech and its Corporate Research Center — one of the largest university research parks in the country
- The Huckleberry Trail offers miles of paved biking/walking access right from town
- Downtown Blacksburg is packed with locally-owned restaurants, cafes, and shops
- Sits at ~2,080 ft elevation, giving it a cooler climate than much of the state
- Unique perk: award-winning free public transit makes car-free living realistic here

Things locals love

- Home football Saturdays and the town-wide Hokie pride that comes with it
- Free, reliable bus service that makes owning a car optional
- Walkable downtown full of independent restaurants and shops
- Direct access to the Huckleberry Trail for biking and walking
- Cooler mountain-elevation summers compared to the rest of the state



Towns

Blacksburg proper, plus Prices Fork and Merrimac just outside town

Median Detached Home Price

~$550,000

Schools

- Elementary: Kipps, Margaret Beeks, Gilbert Linkous, Harding Avenue, and Prices Fork Elementary
- Middle: Blacksburg Middle School
- High: Blacksburg High School

Zip Code

24060

Welcome to the neighborhood: *Christiansburg*

If Blacksburg is the region's intellectual and cultural center, Christiansburg is its practical heart, the place where the New River Valley actually does its shopping, its errands, and its everyday living. The culture here is less defined by any single institution and more by a steady, working, family-first ethos.

It's a town of commuters and homeowners rather than renters and students, and that shows in the character: PTA meetings, youth sports leagues, and a Main Street that blends historic buildings with strip-mall practicality. Christiansburg has quietly become one of the most economically dynamic towns in the region —it has an unusually high share of tech and knowledge-economy workers for its size, many of whom telecommute, giving it a "bedroom community with brains" feel. This is where you find your big box stores and restaurants, but don’t miss out on the small, local hidden gems.

There's a strong sense of civic pride in recent transformation: a revitalized recreation center offered free to residents, new parks like Huckleberry Park, and steady investment in schools and infrastructure. Historically, Christiansburg's identity was shaped by its role as a transportation crossroads (the old stagecoach and railroad routes, and now I-81 and Route 460), and that crossroads character persists. Culturally, it's unpretentious, welcoming, and oriented around family life more than nightlife or aesthetics.

Traffic Patterns

Busiest retail intersection at N. Franklin St (US-460 Business) & Peppers Ferry Rd (Rt. 114); direct I-81/US-460 interchange access

Community Feel

Family-oriented, steady, and practical — without the seasonal swings of a college town

Welcome to the town: *Christiansburg*

What Makes Christiansburg Unique

- Sits at the literal crossroads of I-81 and Route 460 — a historic stagecoach stop turned modern commuter hub
- Growing faster than any other town in the region, with entire new neighborhoods rising from farmland in real time
- A surprisingly high concentration of remote tech workers who telecommute from a town most people think of as "just the shopping stop"
- The rare NRV town where you can get Blacksburg-adjacent living, top-rated schools, and still afford a real yard

Things locals love

- Home to the New River Valley Mall, Regal 14 Cinema, and most of the region's shopping centers
- Direct on-ramp access to I-81, making Roanoke and beyond an easy commute
- Fastest-growing town in the NRV, with steady new-construction inventory
- Free membership to the Christiansburg Recreation Center for all residents
- Unique perk: best value-to-convenience ratio in the valley — Blacksburg-adjacent without Blacksburg pricing

Median Detached Home Price

~$347,000

Schools

- Montgomery County Public Schools
- Elementary: Christiansburg Primary (PK-2), Christiansburg Elementary (3-5), Falling Branch, Auburn
- Middle: Christiansburg Middle, Auburn Middle
- High: Christiansburg High, Auburn High

Zip Code

24073

Welcome to the neighborhood: *Radford*

Radford's culture is a genuinely unusual blend: a small, blue-collar river city with a state university tucked into its core, creating a place that feels both gritty and youthful at once.

Unlike Blacksburg, where the university dominates the town's identity almost totally, Radford retains a distinct working-class, river-town character that predates and exists alongside Radford University — historic mill town roots, a strong sense of place tied to the New River itself, and neighborhoods that feel lived-in rather than curated.

The culture here skews casual and unpretentious; people describe it as a place where you're a "local" quickly, where downtown diners and dive bars sit comfortably next to university coffee shops. Radford University brings a steady current of youth energy and modest cultural offerings (student art shows, music, theater) without fully gentrifying the town's identity the way Virginia Tech has shaped Blacksburg. The river is central to daily culture — fishing, kayaking, and simply walking along the water are part of ordinary life, not just recreation for visitors. There's also a scrappy, proud-underdog quality to Radford's civic identity: it's often overlooked next to its larger neighbors, but locals wear that "New River City" nickname with real affection, and the compact, walkable downtown gives it a tight-knit, everybody-knows-everybody feel that's increasingly rare.

Don’t miss the amazing sushi at Nagoya, coffee at Radford Coffee Company, and Thai at Thai This Express!

Traffic Patterns

Compact, easy-to-navigate small city; Peppers Ferry Road or I-81 connects quickly to Christiansburg

Community Feel

Tight-knit, friendly — with more nightlife energy than the rural counties thanks to Radford University

Potential Neighborhoods

Sunset Village, Fairgrounds, High Meadows, Fairlawn, Herons Landing

Welcome to the town: *Radford*

What Makes Radford Unique

- Home to Radford University and its riverfront campus
- The New River runs directly through town — river parks and trails are part of daily life
- Nicknamed the "New River City," one of only 38 independent cities in Virginia
- Most affordable of the three "urban" NRV hubs (Blacksburg, Christiansburg, Radford)
- Unique perk: small-city walkability with a genuine river-town identity

Things locals love

- Living right on the New River, with kayaking and fishing minutes from home
- The tight-knit, "everybody knows everybody" small-city feel
- Affordability compared to Blacksburg without giving up walkability
- Riverway Trail access for walking and biking along the water
- A bit more nightlife and youthful energy thanks to Radford University

Median Detached Home Price

~$275,000

Schools

- Radford City Public Schools
- Elementary: McHarg (PK-2), Belle Heth (3-6)
- Middle: John N. Dalton Intermediate (7-8)
- High: Radford High

Zip Code

24073

Welcome to the neighborhood: *Giles County*

Giles County's culture is defined above all by its relationship to the land — mountains, river, and a deeply rural, self-reliant way of life that has changed relatively little compared to the rest of the valley. This is Appalachian culture in its more traditional form: multigenerational families, strong church communities, hunting and fishing as a way of life rather than a hobby, and a slower, more private rhythm than the college towns just up the road.

The "Virginia's Mountain Playground" branding reflects a genuine local identity built around outdoor recreation — but it's recreation on the community's own terms, not built for mass tourism the way some mountain towns are. Giles has a strong current of self-sufficiency and land stewardship; you'll find working farms, homesteaders, and multi-generation landowners alongside newer retirees drawn by the scenery and privacy. Its five small towns (Pearisburg, Narrows, Pembroke, Rich Creek, Glen Lyn) each carry their own local pride and rivalries — particularly around high school sports, which serve as one of the county's main cultural touchpoints.

There's a quiet conservatism to community life here — political, social, and religious — that stands in some contrast to Blacksburg's university culture just 30 minutes away, even though the two share a county line's worth of scenery.

Traffic Patterns

Essentially no congestion; winding mountain roads mean commute times are a function of distance/terrain, not traffic

Community Feel

Quiet, close-knit, skews older — many residents are retirees drawn by the mountains

Welcome to the town: *Giles County*

What Makes Giles County Unique

- Branded "Virginia's Mountain Playground" — 37 miles of New River frontage

“

- Access to the Appalachian Trail and the Great Eastern Trail
- Home to the Cascades, one of Virginia's most photographed waterfall hikes
- Five distinct small towns, each with its own character
- Unique perk: some of the most dramatic mountain scenery in the valley at relatively low cost per square foot

Things locals love

- The Cascades waterfall hike, right in their backyard
- Access to the Appalachian Trail for hiking and backpacking
- Fishing and floating 37 miles of New River frontage
- The quiet, unhurried pace of life in the mountains
- High school sports as the community's shared cultural touchpoint

Towns

Pearisburg (county seat), Narrows, Pembroke, Rich Creek, Glen Lyn

Median Detached Home Price

~$235,000

Schools

- Giles County Public Schools
- Elementary/Middle (PK-7): Macy McClaugherty (Pearisburg)
- Narrows Elementary/Middle, Eastern Elementary/Middle (Pembroke)
- High (8-12): Giles High (Pearisburg), Narrows High

Zip Code

24134 (Pearisburg)
24136 (Pembroke)
24124 (Narrows)
24147 (Rich Creek)

Welcome to the neighborhood: *Floyd County*

Floyd County has arguably the most distinct cultural identity in the entire New River Valley — an unlikely but well-established blend of old-time Appalachian tradition and a thriving artist/back-to-the-land community that's been building since the 1970s counterculture movement drew craftspeople, musicians, and homesteaders to its farmland.

The result is a place where old-time and bluegrass music isn't a novelty — it's a living tradition, embodied every Friday night at the Floyd Country Store, where locals and visitors alike flatfoot dance in the street to string bands, a ritual that's been running for decades. This dual identity shows up everywhere: organic farms and farmers markets sit alongside old family dairy operations; art galleries and craft studios share Main Street with feed stores; and the county has a notably strong independent and entrepreneurial streak, from small-batch food producers to woodworkers to musicians who've made Floyd a minor pilgrimage site for old-time music fans.

Politically and socially, Floyd is something of an outlier in rural southwest Virginia — more countercultural, more artistically inclined, and more likely to attract intentional back-to-the-land transplants than any of its neighbors. High owner-occupancy and multi-generational land ownership give it real stability despite this bohemian streak. It's a place that wears its uniqueness proudly: locals often describe Floyd as "not quite like anywhere else in Virginia," and the culture backs that up.

Traffic Patterns

Lightest in the region; longest average commute (30+ minutes) due to distance, not congestion; Blue Ridge Parkway traffic can slow seasonally with leaf-peeping tourists

Community Feel

Artsy, independent, self-sufficient — strong creative and agricultural community

Welcome to the town: *Floyd County*

What Makes Floyd County Unique

- The Floyd Country Store and its Friday Night Jamboree — a bluegrass tradition for decades
- Sits directly on the Blue Ridge Parkway
- High owner-occupancy rate (~84%) reflecting a stable, long-term population
- Growing base of manufacturing/research employers at the Floyd Innovation Center
- Unique perk: a genuine arts-and-farm culture that's rare to find this close to a metro area

Things locals love

- Friday Night Jamboree at the Floyd Country Store — flatfooting in the street to live bluegrass
- Living on the Blue Ridge Parkway with easy access to scenic drives and overlooks
- The strong local farm-to-table and artisan/craft culture
- Genuine peace and quiet, with room to breathe on acreage
- A tight, self-sufficient community where neighbors truly know each other

Towns

Town of Floyd (county seat), plus rural unincorporated communities like Willis and Riner

Median Detached Home Price

~$318,000

Schools

- Floyd County Public Schools
- Elementary (PK-7): Floyd, Check, Willis, Indian Valley
- High (8-12): Floyd County High (the county's only public high school)

Zip Code

24091 (Floyd)
24380 (Willis)
24149 (Riner)

Unknown Local Gems

Beyond the well-known hubs of Blacksburg, Christiansburg, and Radford, the New River Valley is dotted with small, unincorporated villages that offer real affordability, privacy, and mountain scenery — often just minutes from the amenities of the bigger towns. These are the places locals know about that don't show up on most relocation guides.

Shawsville
A small, historic village on the eastern edge of Montgomery County, set between Christiansburg and Salem/Roanoke along US-460/11. Known for rolling pastures, privacy, and a strong sense of community — residents describe it as a quiet, welcoming small town. Home to the Meadowbrook Library/community center and the Meadowbrook Museum, plus easy access to Jefferson National Forest for hiking and camping. Zip code 24162; median home prices in the high $200Ks, with land and larger parcels often available well under $300K.

Elliston (Elliston-Lafayette)
Just a few miles from Shawsville along the same US-460 corridor, Elliston is a small unincorporated community with historic roots dating to the 19th century. It's one of the most affordable spots in the entire county — Zillow data shows Elliston homes averaging around $239,000, among the lowest in the region. Convenient to both Christiansburg and Roanoke/Salem, making it a strong option for commuters who don't need to be close to Blacksburg.

Riner
A rural, unincorporated community about 10 miles south of Christiansburg along Route 8. Surrounded by farmland, with a mix of subdivisions, patio homes, and farmhouses on winding country roads. Home to Auburn Park (a recent multi-million-dollar recreation investment) and near the Auburn Hills Golf Club. Auburn High School here has a strong athletics reputation. Median home price around $335K–$570K depending on lot size — a wide range, but still generally more land for the money than in-town options.

Ironto
A tiny unincorporated community about 7.5 miles east of Blacksburg, known for its interstate rest stop and the oldest metal bridge in Virginia (a National Register of Historic Places site). Very small and rural — more of a hidden pocket than a full community, appealing to buyers who want maximum privacy close to Blacksburg.

Dublin
Already part of Pulaski County, but worth re-highlighting here: with easy I-81 access, proximity to major employers like Volvo, and median home prices in the low-to-mid $200Ks, Dublin remains one of the most affordable, commuter-friendly options in the whole valley.
Other similar hidden-gem villages worth knowing:

- McCoy, Belview, and Plum Creek — tiny Montgomery County villages just outside the busier towns
- Newport (Giles County) — rural, quiet, affordable option near the mountains
- Check (Floyd County) — scenic, rural, home prices in the $230Ks

These villages let buyers get real land, privacy, and lower price points while staying within 15–20 minutes of Blacksburg, Christiansburg, or Roanoke — without sacrificing much on commute time. They're ideal to highlight for budget-conscious buyers who assume affordability means giving up the NRV lifestyle entirely.

Planning your Move

Whether you're considering a move for work, family, or a fresh start, there are several steps to ensure a smooth transition. Below is the process I guide my clients through to get them set up for success in [City Name]!

The Process of Moving

01 **Schedule a call.** During this call, I'll answer any questions you have about the New River Valley and we'll discuss your goals, budget and timeline.

02 **Take a tour.** This is the fun part! We'll meet and see homes that match your criteria – neighborhood, price and timing. If we find a winner, we'll submit an offer! Not local yet? I provide this service virtually too.

03 **Prepare to move.** Gather quotes for storage, movers, flights, etc. If the move is work-related, inquire with your employer about reimbursement.

04 **Under contract on your new home.** There will be about a 30-day period where you're in the process of purchasing. We can coordinately the closing remotely or in-person!

05 **Close on your home and make the move!** Plan for any renovations after closing and before your items arrive from movers for the easiest transition. (My trusted vendor lists is yours!)

here for you!

I'm your boots on the ground

Helping newcomers find the right fit in the New River Valley is my bread & butter. Working as your trusted advisor, I'll do everything I can to support you in making a smooth transition to the New River Valley.

You'll also have easy access to my local, trusted vendors to help with anything you need. From movers, to electricians, to landscapers and more- consider it handled. I look forward to helping you make the move fun and seamless!

follow me on social media

download my contact card

PAIGE WILLIAMS
YOUR LOCAL REALTOR®
KELLER WILLIAMS REALTY
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Paige went above and beyond to get us into our first home. She throughly explained the process with us and made sure each home we looked at would be safe for us. Paige is very respectful, understanding, responsive, and caring. We would 10/10 recommend Paige especially if you are buying for the first time. Paige is a very outgoing and upfront person which is a blessing when it comes to buying. We are so incredibly thankful to have worked with such an amazing realtor.

LEXI H., FLOYD

We love Paige and would highly recommend her. She helped us navigate a daunting task of finding a home in downtown Blacksburg in the middle of January during unusual weather conditions with a very limited market. We were also 8 hours away and trying to get familiar with the area online that we had previously only visited once during an ice storm. With her knowledge and expertise in the area, her ability to truly make our specific needs work, her adaptability to handling all of the challenges that we presented and holding our hand during the complete process, we have found a special place in Blacksburg and made a life long friend.

ERIC W., BLACKSBURG

Where do I even begin? Paige Williams was an answer to a prayer. We were coming for a single afternoon from out of town with the sole mission of finding a place in short order. She was friendly, prepared and enthusiastic at every step in the process. She was also instrumental in negotiating after the inspection and was protective of us as clients. In four years when we move she WILL be our listing agent. Do yourself a favor and call her. You won't be disappointed.

LETISHA B, CHRISTIANSBURG