

Local Market Update – January 2025

A Research Tool Provided by Central Virginia Regional MLS.



Regional

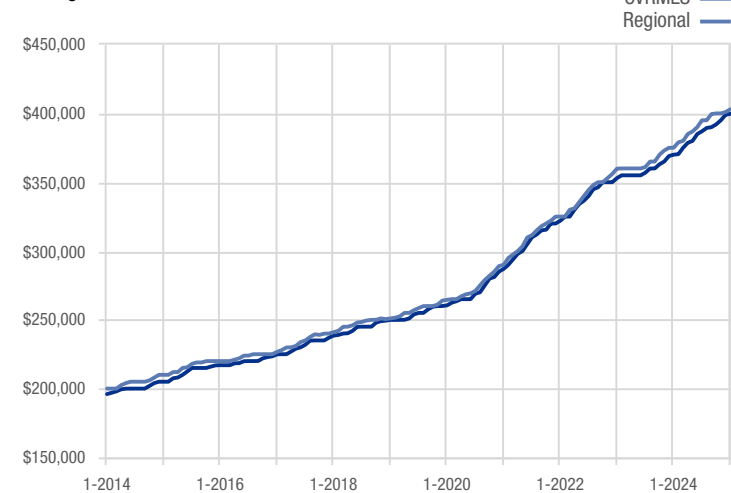
Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1,143	1,180	+ 3.2%	1,143	1,180	+ 3.2%
Pending Sales	980	886	- 9.6%	980	886	- 9.6%
Closed Sales	708	744	+ 5.1%	708	744	+ 5.1%
Days on Market Until Sale	27	33	+ 22.2%	27	33	+ 22.2%
Median Sales Price*	\$369,950	\$390,000	+ 5.4%	\$369,950	\$390,000	+ 5.4%
Average Sales Price*	\$423,898	\$453,350	+ 6.9%	\$423,898	\$453,350	+ 6.9%
Percent of Original List Price Received*	98.8%	99.0%	+ 0.2%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	1,646	1,627	- 1.2%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

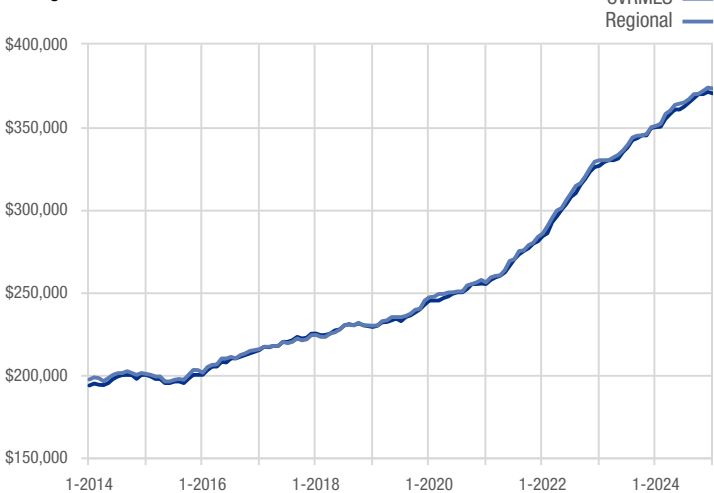
Condo/Town	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	305	281	- 7.9%	305	281	- 7.9%
Pending Sales	229	208	- 9.2%	229	208	- 9.2%
Closed Sales	148	146	- 1.4%	148	146	- 1.4%
Days on Market Until Sale	29	41	+ 41.4%	29	41	+ 41.4%
Median Sales Price*	\$351,233	\$346,085	- 1.5%	\$351,233	\$346,085	- 1.5%
Average Sales Price*	\$369,843	\$374,003	+ 1.1%	\$369,843	\$374,003	+ 1.1%
Percent of Original List Price Received*	99.9%	97.4%	- 2.5%	99.9%	97.4%	- 2.5%
Inventory of Homes for Sale	444	543	+ 22.3%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family



Median Sales Price - Condo/Town



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.
Current as of February 10, 2025. All data from Central Virginia Regional MLS. Report © 2025 ShowingTime Plus, LLC.