

Local Market Update – March 2025

A Research Tool Provided by Central Virginia Regional MLS.

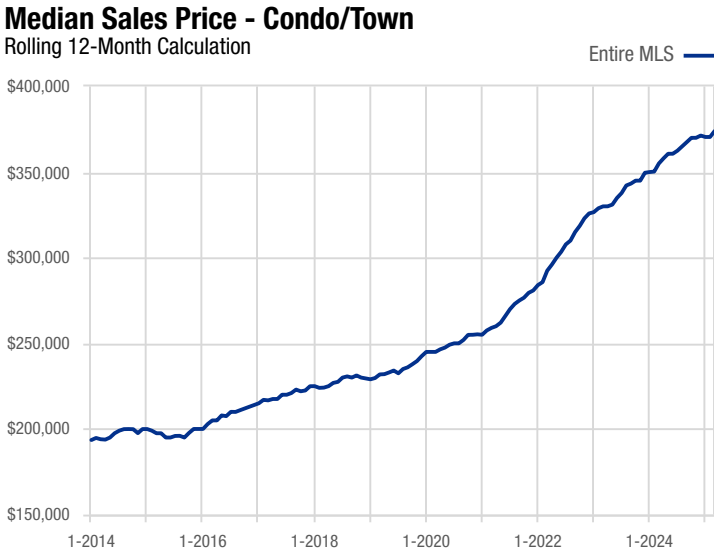
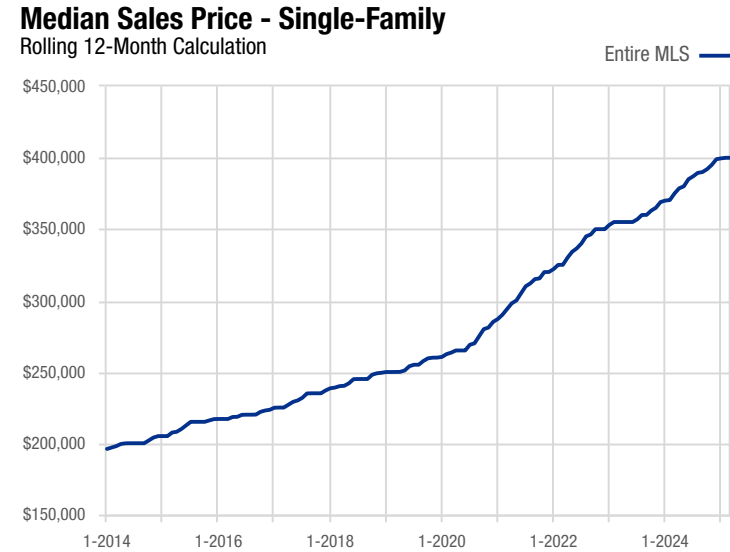


Entire MLS

Single Family	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1,690	1,831	+ 8.3%	4,556	4,686	+ 2.9%
Pending Sales	1,451	1,636	+ 12.7%	3,788	3,763	- 0.7%
Closed Sales	1,178	1,196	+ 1.5%	3,053	2,986	- 2.2%
Days on Market Until Sale	28	37	+ 32.1%	31	37	+ 19.4%
Median Sales Price*	\$379,700	\$399,000	+ 5.1%	\$370,000	\$390,000	+ 5.4%
Average Sales Price*	\$440,294	\$458,192	+ 4.1%	\$427,074	\$450,751	+ 5.5%
Percent of Original List Price Received*	100.5%	99.2%	- 1.3%	99.4%	98.9%	- 0.5%
Inventory of Homes for Sale	2,156	2,161	+ 0.2%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	301	368	+ 22.3%	888	978	+ 10.1%
Pending Sales	282	296	+ 5.0%	739	752	+ 1.8%
Closed Sales	220	242	+ 10.0%	596	576	- 3.4%
Days on Market Until Sale	35	38	+ 8.6%	34	40	+ 17.6%
Median Sales Price*	\$370,743	\$393,828	+ 6.2%	\$360,000	\$369,975	+ 2.8%
Average Sales Price*	\$389,507	\$410,883	+ 5.5%	\$376,036	\$394,333	+ 4.9%
Percent of Original List Price Received*	100.3%	99.1%	- 1.2%	100.1%	98.4%	- 1.7%
Inventory of Homes for Sale	429	564	+ 31.5%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

* 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.



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.