

Local Market Update – March 2025

A Research Tool Provided by Central Virginia Regional MLS.



Regional

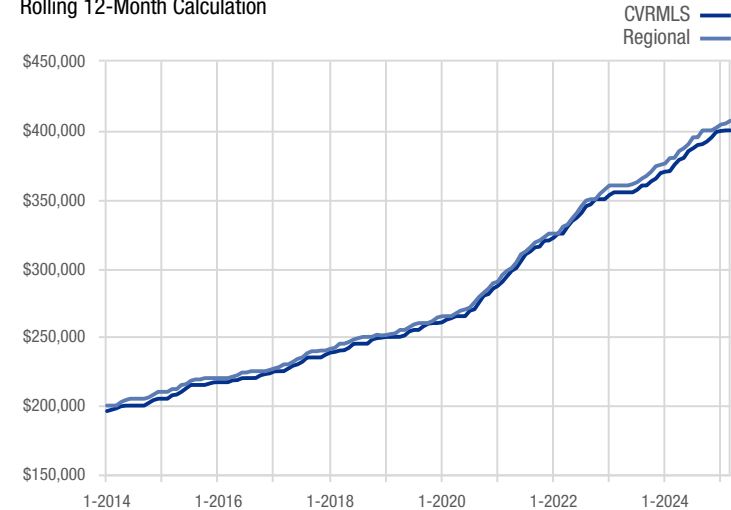
Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

Single Family	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1,422	1,545	+ 8.6%	3,853	3,897	+ 1.1%
Pending Sales	1,261	1,414	+ 12.1%	3,259	3,223	- 1.1%
Closed Sales	1,016	1,018	+ 0.2%	2,642	2,548	- 3.6%
Days on Market Until Sale	25	33	+ 32.0%	28	34	+ 21.4%
Median Sales Price*	\$385,000	\$407,000	+ 5.7%	\$380,000	\$399,000	+ 5.0%
Average Sales Price*	\$446,394	\$463,176	+ 3.8%	\$436,699	\$458,049	+ 4.9%
Percent of Original List Price Received*	101.0%	99.9%	- 1.1%	99.9%	99.4%	- 0.5%
Inventory of Homes for Sale	1,668	1,569	- 5.9%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

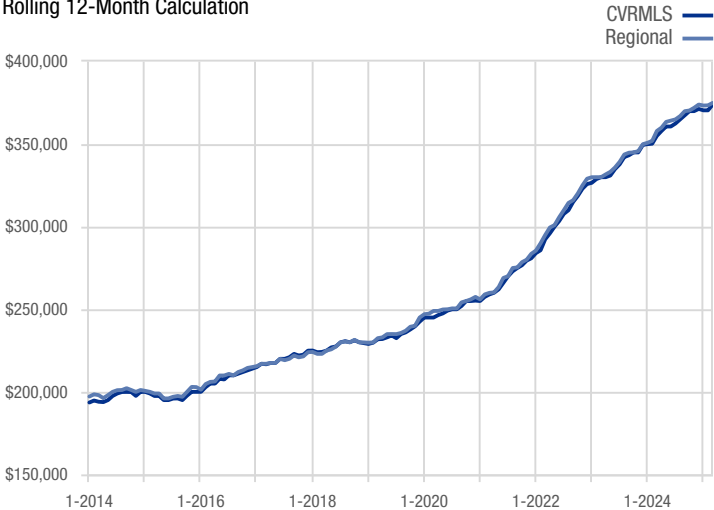
Condo/Town	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	294	342	+ 16.3%	857	927	+ 8.2%
Pending Sales	274	280	+ 2.2%	714	719	+ 0.7%
Closed Sales	210	229	+ 9.0%	570	554	- 2.8%
Days on Market Until Sale	34	38	+ 11.8%	34	40	+ 17.6%
Median Sales Price*	\$366,435	\$395,000	+ 7.8%	\$363,820	\$371,382	+ 2.1%
Average Sales Price*	\$387,022	\$411,651	+ 6.4%	\$376,763	\$395,418	+ 5.0%
Percent of Original List Price Received*	100.4%	99.1%	- 1.3%	100.2%	98.4%	- 1.8%
Inventory of Homes for Sale	410	535	+ 30.5%	—	—	—
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.

Median Sales Price - Single-Family
Rolling 12-Month Calculation



Median Sales Price - Condo/Town
Rolling 12-Month Calculation



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 April 10, 2025. All data from Central Virginia Regional MLS. Report © 2025 ShowingTime Plus, LLC.