

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.

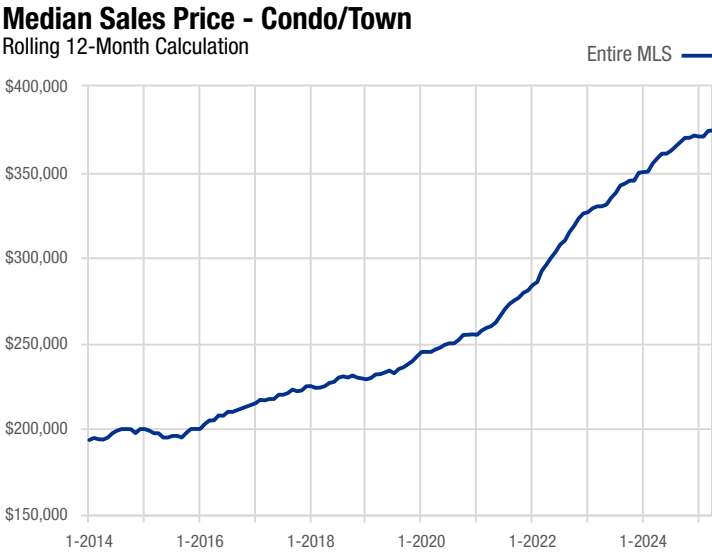
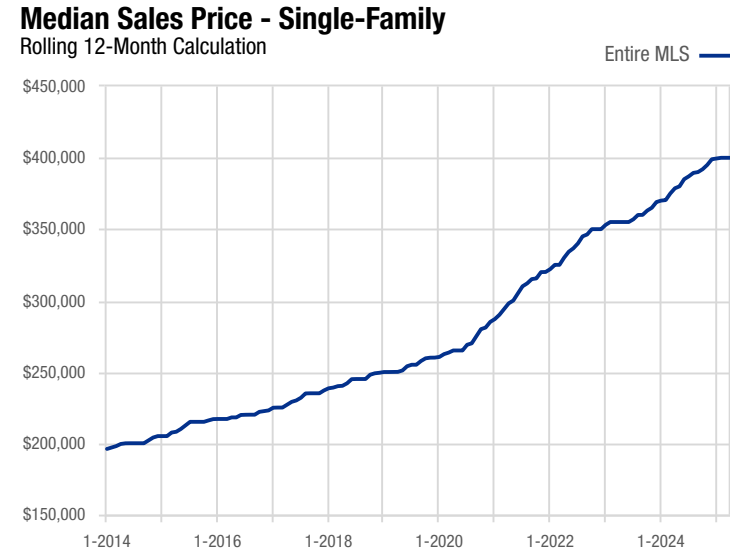


Entire MLS

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1,906	2,264	+ 18.8%	6,461	7,000	+ 8.3%
Pending Sales	1,576	1,724	+ 9.4%	5,364	5,406	+ 0.8%
Closed Sales	1,355	1,369	+ 1.0%	4,408	4,356	- 1.2%
Days on Market Until Sale	28	29	+ 3.6%	30	35	+ 16.7%
Median Sales Price*	\$395,950	\$403,950	+ 2.0%	\$380,000	\$395,000	+ 3.9%
Average Sales Price*	\$476,295	\$476,932	+ 0.1%	\$442,214	\$458,959	+ 3.8%
Percent of Original List Price Received*	101.3%	100.6%	- 0.7%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	2,251	2,560	+ 13.7%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	326	444	+ 36.2%	1,214	1,438	+ 18.5%
Pending Sales	265	277	+ 4.5%	1,004	1,019	+ 1.5%
Closed Sales	251	262	+ 4.4%	847	838	- 1.1%
Days on Market Until Sale	27	35	+ 29.6%	32	38	+ 18.8%
Median Sales Price*	\$367,000	\$366,500	- 0.1%	\$364,900	\$369,499	+ 1.3%
Average Sales Price*	\$404,163	\$386,487	- 4.4%	\$384,372	\$391,880	+ 2.0%
Percent of Original List Price Received*	101.1%	99.2%	- 1.9%	100.4%	98.6%	- 1.8%
Inventory of Homes for Sale	452	670	+ 48.2%	—	—	—
Months Supply of Inventory	1.9	2.8	+ 47.4%	—	—	—

* 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.