

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Tri-Cities

Colonial Heights, Dinwiddie, Hopewell, Petersburg, and Prince George

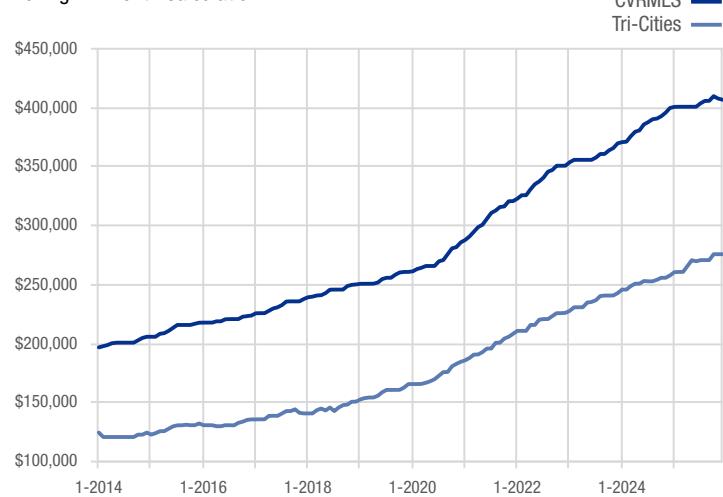
Single Family		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		120	91	- 24.2%	2,051	2,057	+ 0.3%
Pending Sales		88	96	+ 9.1%	1,569	1,542	- 1.7%
Closed Sales		105	136	+ 29.5%	1,571	1,513	- 3.7%
Days on Market Until Sale		28	40	+ 42.9%	28	32	+ 14.3%
Median Sales Price*		\$269,000	\$289,000	+ 7.4%	\$257,000	\$275,000	+ 7.0%
Average Sales Price*		\$278,019	\$296,317	+ 6.6%	\$269,953	\$284,193	+ 5.3%
Percent of Original List Price Received*		97.4%	98.3%	+ 0.9%	97.8%	97.7%	- 0.1%
Inventory of Homes for Sale		276	269	- 2.5%	—	—	—
Months Supply of Inventory		2.1	2.1	0.0%	—	—	—

Condo/Town		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		2	4	+ 100.0%	33	72	+ 118.2%
Pending Sales		1	5	+ 400.0%	28	42	+ 50.0%
Closed Sales		4	5	+ 25.0%	28	33	+ 17.9%
Days on Market Until Sale		15	47	+ 213.3%	35	37	+ 5.7%
Median Sales Price*		\$305,000	\$334,990	+ 9.8%	\$254,500	\$286,300	+ 12.5%
Average Sales Price*		\$312,500	\$315,316	+ 0.9%	\$260,189	\$294,113	+ 13.0%
Percent of Original List Price Received*		97.1%	100.1%	+ 3.1%	97.2%	99.8%	+ 2.7%
Inventory of Homes for Sale		6	17	+ 183.3%	—	—	—
Months Supply of Inventory		2.6	4.9	+ 88.5%	—	—	—

* 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.

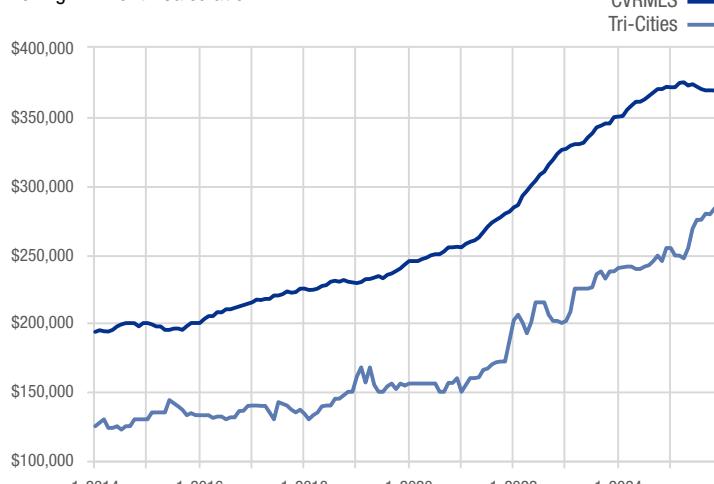
Median Sales Price - Single-Family

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.