

# **CBRAR** CHESAPEAKE BAY & RIVERS MARKET INDICATORS REPORT

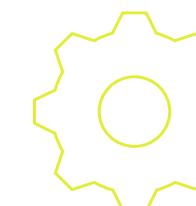
CUSTOM REPORT PREPARED BY  
**VIRGINIA REALTORS®**

# Chesapeake Bay & Rivers Market Indicators Report



## Key Market Trends: December 2025

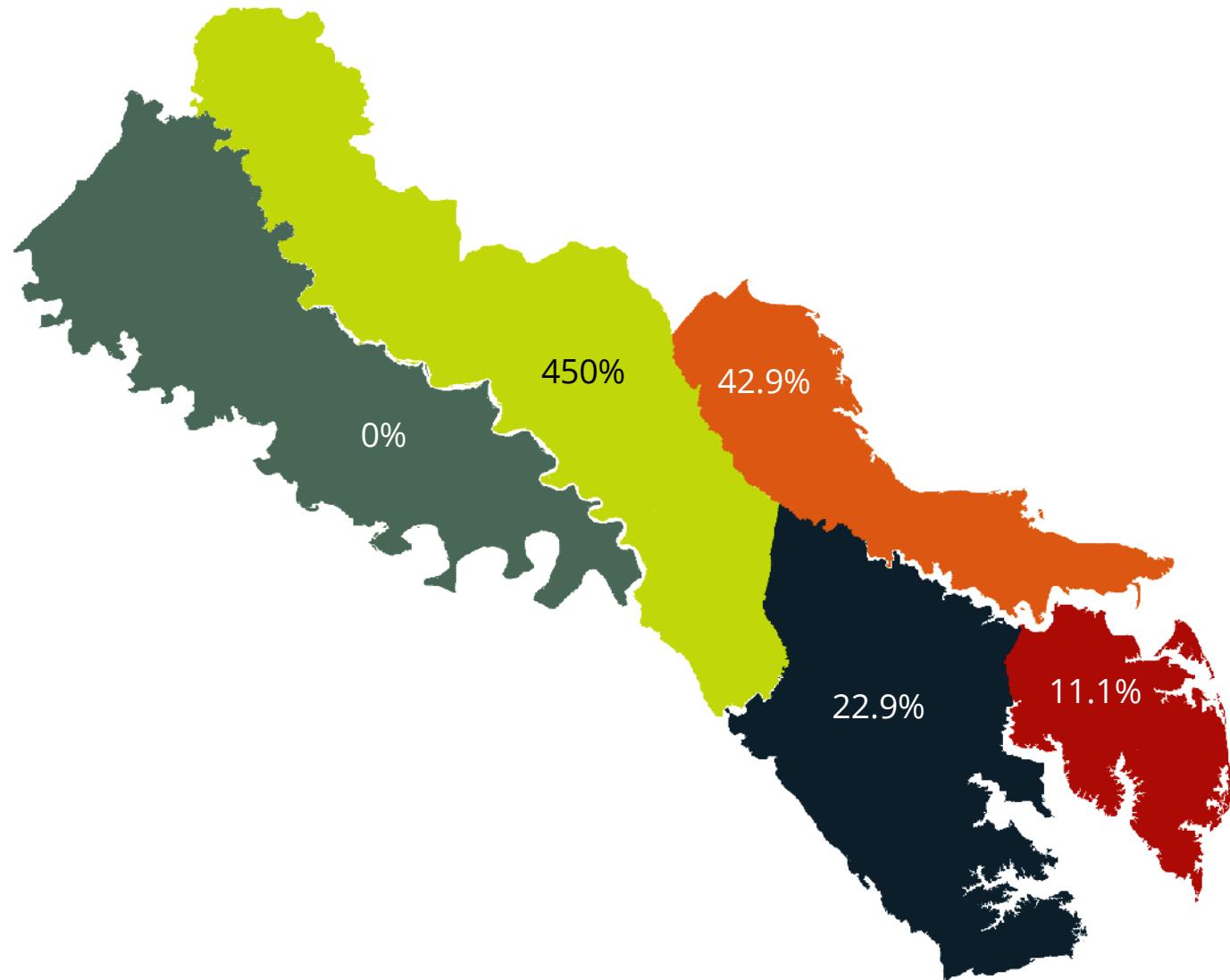
- Sales were higher in December of this year compared to last year.** The Chesapeake Bay & Rivers area had 108 total sales this month, 24 more than a year ago, jumping up 28.6%. Activity grew in King and Queen County with nine additional home sales (+450%) and Gloucester County with eight more sales than the previous year (+22.9%). Home sales remained unchanged in King William County.
- Pending sales were on the rise across the Chesapeake Bay & Rivers market.** There were 66 pending sales in December, six more than the year prior, climbing up 10%. Gloucester County had 12 more pending sales compared to the same time last December (+80%) while Middlesex County (+36.3%) and Mathews County (+37.5%) saw a small uptick in activity this month. King William County saw the biggest decline in pending transactions with 12 fewer than last year (-54.5%).
- The regionwide median home price fell in the Chesapeake Bay & Rivers footprint.** Regionwide, homes sold for \$339,500 this month, down 3.5% or \$12,411 from the previous year. The median price increased in King and Queen County by \$8,500 more than a year earlier (+2.7%) followed by Middlesex County with a \$4,877 price bump (+1.4%). Mathews County saw a \$49,250 reduction in the median sales price in December (-16.6%) while Gloucester County saw a \$20,000 decrease in home prices (-5.5%).
- Supply continued to grow in the Chesapeake Bay & Rivers area housing market.** There was a 13.2% jump in listings, resulting in 351 total listings on the market at the end of December, 41 more than the year before. Middlesex County (+30 listings) and Gloucester County (+19 listings) experienced the largest influx of listings this month.



Chesapeake Bay & Rivers Market Dashboard

YoY Chg	Dec-25	Indicator
▲ 28.6%	108	Sales
▲ 10.0%	66	Pending Sales
▼ -24.4%	59	New Listings
▼ -0.4%	\$348,450	Median List Price
▼ -3.5%	\$339,500	Median Sales Price
▲ 2.2%	\$209	Median Price Per Square Foot
▲ 16.2%	\$40.7	Sold Dollar Volume (in millions)
— 0.0%	100.0%	Median Sold/Ask Price Ratio
▲ 54.6%	63	Average Days on Market
▲ 13.2%	351	Active Listings
▲ 7.7%	3.4	Months of Supply

# Market Activity - Chesapeake Bay & Rivers Footprint



Jurisdiction	Total Sales		
	Dec-24	Dec-25	% Chg
Gloucester County	35	43	22.9%
King & Queen County	2	11	450.0%
King William County	24	24	0.0%
Mathews County	9	10	11.1%
Middlesex County	14	20	42.9%
<b>Chesapeake Bay &amp; Rivers</b>	<b>84</b>	<b>108</b>	<b>28.6%</b>

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**Consumers Should Consult with a REALTOR®.** Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

**Identify a Professional to Manage the Procedure.** REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

**Are You Ready to Buy or Sell Real Estate?**  
Contact an experienced REALTOR®.



# Total Market Overview



Key Metrics	2-year Trends			Dec-24	Dec-25	YoY Chg	2024 YTD	2025 YTD	YoY Chg
	Dec-23	Q1-23	Q2-23	Q3-23	Q4-23	Q1-24	Q2-24	Q3-24	Q4-24
Sales	84	108	28.6%	1,176	<b>1,223</b>	4.0%			
Pending Sales	60	66	10.0%	1,178	<b>1,211</b>	2.8%			
New Listings	78	59	-24.4%	1,603	<b>1,765</b>	10.1%			
Median List Price	\$349,950	<b>\$348,450</b>	-0.4%	\$359,900	<b>\$367,080</b>	2.0%			
Median Sales Price	\$351,911	<b>\$339,500</b>	-3.5%	\$356,250	<b>\$361,400</b>	1.4%			
Median Price Per Square Foot	\$205	<b>\$209</b>	2.2%	\$208	<b>\$219</b>	4.9%			
Sold Dollar Volume (in millions)	\$35.0	<b>\$40.7</b>	16.2%	\$486.5	<b>\$503.9</b>	3.6%			
Median Sold/Ask Price Ratio	100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%			
Average Days on Market	41	63	54.6%	49	<b>48</b>	-2.9%			
Active Listings	310	<b>351</b>	13.2%	n/a	<b>n/a</b>	n/a			
Months of Supply	3.2	<b>3.4</b>	7.7%	n/a	<b>n/a</b>	n/a			

# Single-Family Detached Market Overview



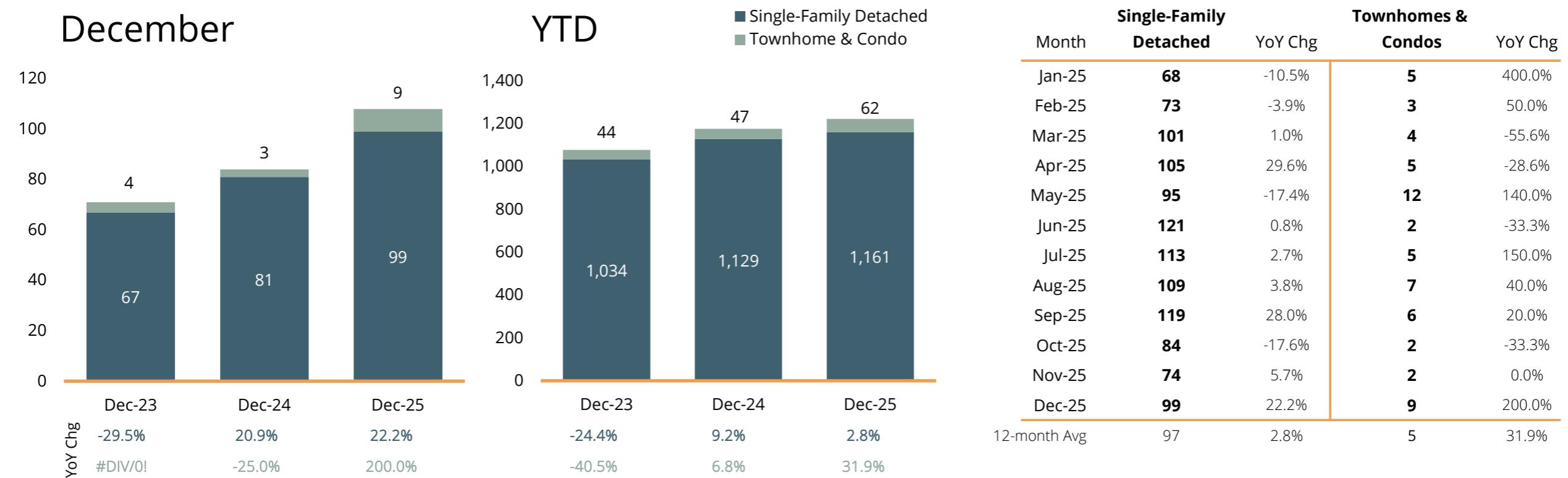
Key Metrics	2-year Trends			Dec-24	Dec-25	YoY Chg	2024 YTD	2025 YTD	YoY Chg																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Sales	80	82	84	86	88	90	92	94	96	98	100	102	104	106	108	110	112	114	116	118	120	122	124	126	128	130	132	134	136	138	140	142	144	146	148	150	152	154	156	158	160	162	164	166	168	170	172	174	176	178	180	182	184	186	188	190	192	194	196	198	200	202	204	206	208	210	212	214	216	218	220	222	224	226	228	230	232	234	236	238	240	242	244	246	248	250	252	254	256	258	260	262	264	266	268	270	272	274	276	278	280	282	284	286	288	290	292	294	296	298	300	302	304	306	308	310	312	314	316	318	320	322	324	326	328	330	332	334	336	338	340	342	344	346	348	350	352	354	356	358	360	362	364	366	368	370	372	374	376	378	380	382	384	386	388	390	392	394	396	398	400	402	404	406	408	410	412	414	416	418	420	422	424	426	428	430	432	434	436	438	440	442	444	446	448	450	452	454	456	458	460	462	464	466	468	470	472	474	476	478	480	482	484	486	488	490	492	494	496	498	500	502	504	506	508	510	512	514	516	518	520	522	524	526	528	530	532	534	536	538	540	542	544	546	548	550	552	554	556	558	560	562	564	566	568	570	572	574	576	578	580	582	584	586	588	590	592	594	596	598	600	602	604	606	608	610	612	614	616	618	620	622	624	626	628	630	632	634	636	638	640	642	644	646	648	650	652	654	656	658	660	662	664	666	668	670	672	674	676	678	680	682	684	686	688	690	692	694	696	698	700	702	704	706	708	710	712	714	716	718	720	722	724	726	728	730	732	734	736	738	740	742	744	746	748	750	752	754	756	758	760	762	764	766	768	770	772	774	776	778	780	782	784	786	788	790	792	794	796	798	800	802	804	806	808	810	812	814	816	818	820	822	824	826	828	830	832	834	836	838	840	842	844	846	848	850	852	854	856	858	860	862	864	866	868	870	872	874	876	878	880	882	884	886	888	890	892	894	896	898	900	902	904	906	908	910	912	914	916	918	920	922	924	926	928	930	932	934	936	938	940	942	944	946	948	950	952	954	956	958	960	962	964	966	968	970	972	974	976	978	980	982	984	986	988	990	992	994	996	998	1000													
Pending Sales	54	56	58	60	62	64	66	68	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100	102	104	106	108	110	112	114	116	118	120	122	124	126	128	130	132	134	136	138	140	142	144	146	148	150	152	154	156	158	160	162	164	166	168	170	172	174	176	178	180	182	184	186	188	190	192	194	196	198	200	202	204	206	208	210	212	214	216	218	220	222	224	226	228	230	232	234	236	238	240	242	244	246	248	250	252	254	256	258	260	262	264	266	268	270	272	274	276	278	280	282	284	286	288	290	292	294	296	298	300	302	304	306	308	310	312	314	316	318	320	322	324	326	328	330	332	334	336	338	340	342	344	346	348	350	352	354	356	358	360	362	364	366	368	370	372	374	376	378	380	382	384	386	388	390	392	394	396	398	400	402	404	406	408	410	412	414	416	418	420	422	424	426	428	430	432	434	436	438	440	442	444	446	448	450	452	454	456	458	460	462	464	466	468	470	472	474	476	478	480	482	484	486	488	490	492	494	496	498	500	502	504	506	508	510	512	514	516	518	520	522	524	526	528	530	532	534	536	538	540	542	544	546	548	550	552	554	556	558	560	562	564	566	568	570	572	574	576	578	580	582	584	586	588	590	592	594	596	598	600	602	604	606	608	610	612	614	616	618	620	622	624	626	628	630	632	634	636	638	640	642	644	646	648	650	652	654	656	658	660	662	664	666	668	670	672	674	676	678	680	682	684	686	688	690	692	694	696	698	700	702	704	706	708	710	712	714	716	718	720	722	724	726	728	730	732	734	736	738	740	742	744	746	748	750	752	754	756	758	760	762	764	766	768	770	772	774	776	778	780	782	784	786	788	790	792	794	796	798	800	802	804	806	808	810	812	814	816	818	820	822	824	826	828	830	832	834	836	838	840	842	844	846	848	850	852	854	856	858	860	862	864	866	868	870	872	874	876	878	880	882	884	886	888	890	892	894	896	898	900	902	904	906	908	910	912	914	916	918	920	922	924	926	928	930	932	934	936	938	940	942	944	946	948	950	952	954	956	958	960	962	964	966	968	970	972	974	976	978	980	982	984	986	988	990	992	994	996	998	1000
New Listings	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100	102	104	106	108	110	112	114	116	118	120	122	124	126	128	130	132	134	136	138	140	142	144	146	148	150	152	154	156	158	160	162	164	166	168	170	172	174	176	178	180	182	184	186	188	190	192	194	196	198	200	202	204	206	208	210	212	214	216	218	220	222	224	226	228	230	232	234	236	238	240	242	244	246	248	250	252	254	256	258	260	262	264	266	268	270	272	274	276	278	280	282	284	286	288																																																																																																																																																																																																																																																																																																																																																																												

# Townhome & Condo Market Overview

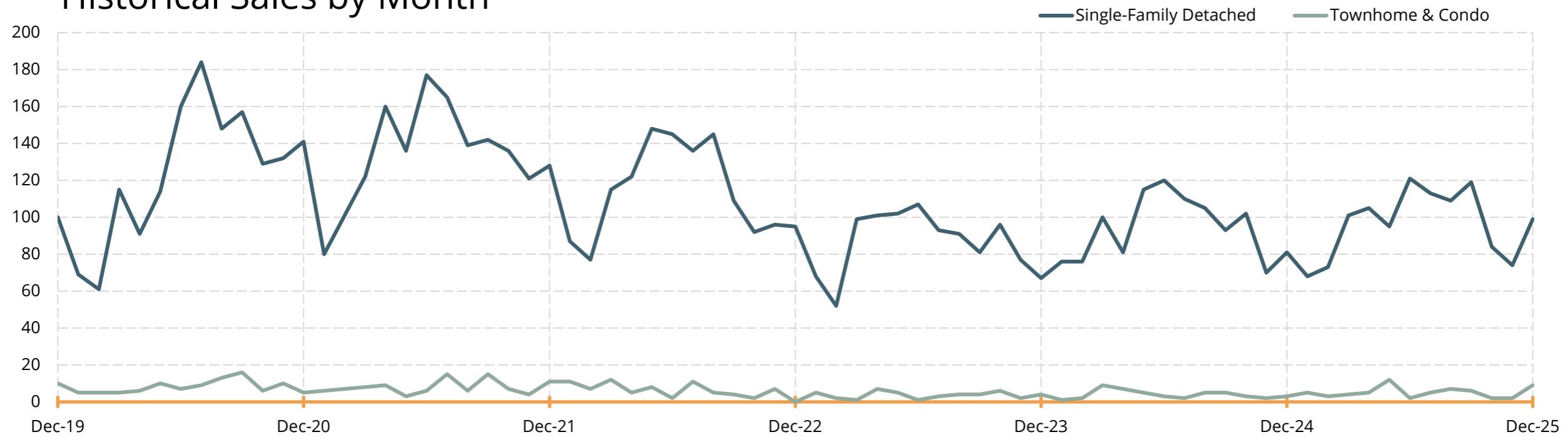


Key Metrics	2-year Trends			Dec-24	Dec-25	YoY Chg	2024 YTD	2025 YTD	YoY Chg
	Dec-23	Dec-24	Dec-25						
Sales		3	9	200.0%	47	<b>62</b>	31.9%		
Pending Sales		4	3	-25.0%	48	<b>61</b>	27.1%		
New Listings		4	3	-25.0%	69	<b>103</b>	49.3%		
Median List Price		\$272,000	<b>\$325,000</b>	19.5%	\$340,000	<b>\$337,000</b>	-0.9%		
Median Sales Price		\$279,000	<b>\$315,000</b>	12.9%	\$329,950	<b>\$335,475</b>	1.7%		
Median Price Per Square Foot		\$187	<b>\$188</b>	0.4%	\$201	<b>\$204</b>	1.3%		
Sold Dollar Volume (in millions)		\$0.9	<b>\$3.1</b>	241.3%	\$14.6	<b>\$17.7</b>	21.0%		
Median Sold/Ask Price Ratio		98.5%	<b>99.3%</b>	0.9%	100.0%	<b>100.0%</b>	0.0%		
Average Days on Market		49	<b>57</b>	17.2%	50	<b>52</b>	4.6%		
Active Listings		17	<b>33</b>	94.1%	n/a	<b>n/a</b>	n/a		
Months of Supply		4.3	<b>5.4</b>	23.3%	n/a	<b>n/a</b>	n/a		

# Sales

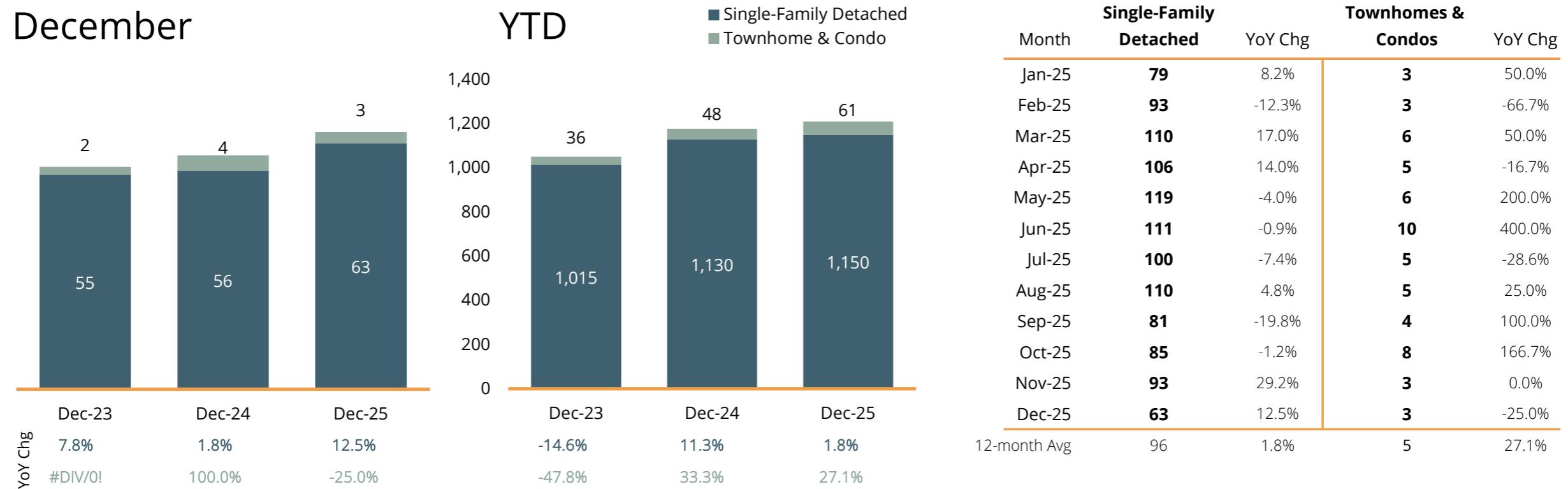


## Historical Sales by Month

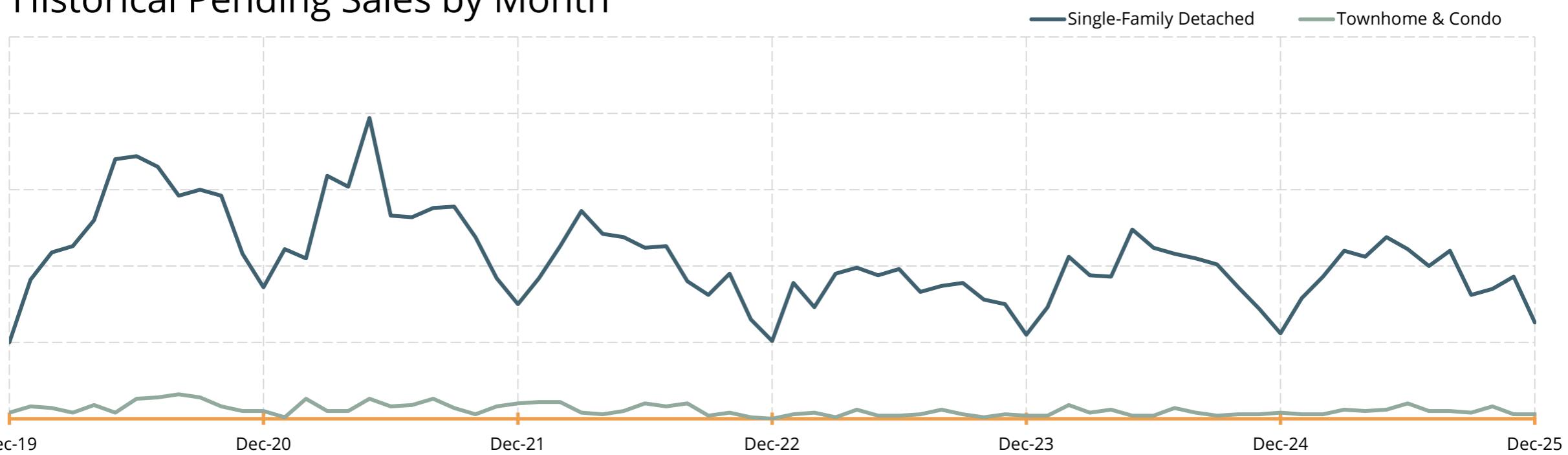


Source: Virginia REALTORS®, data accessed January 15, 2026

# Pending Sales

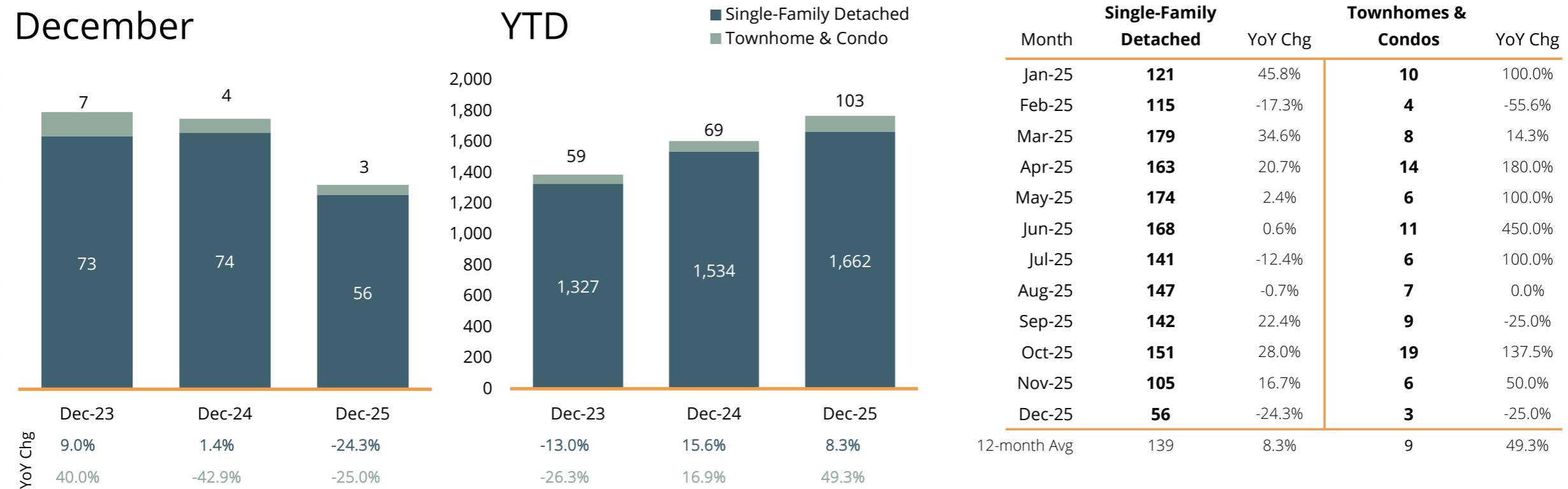


## Historical Pending Sales by Month

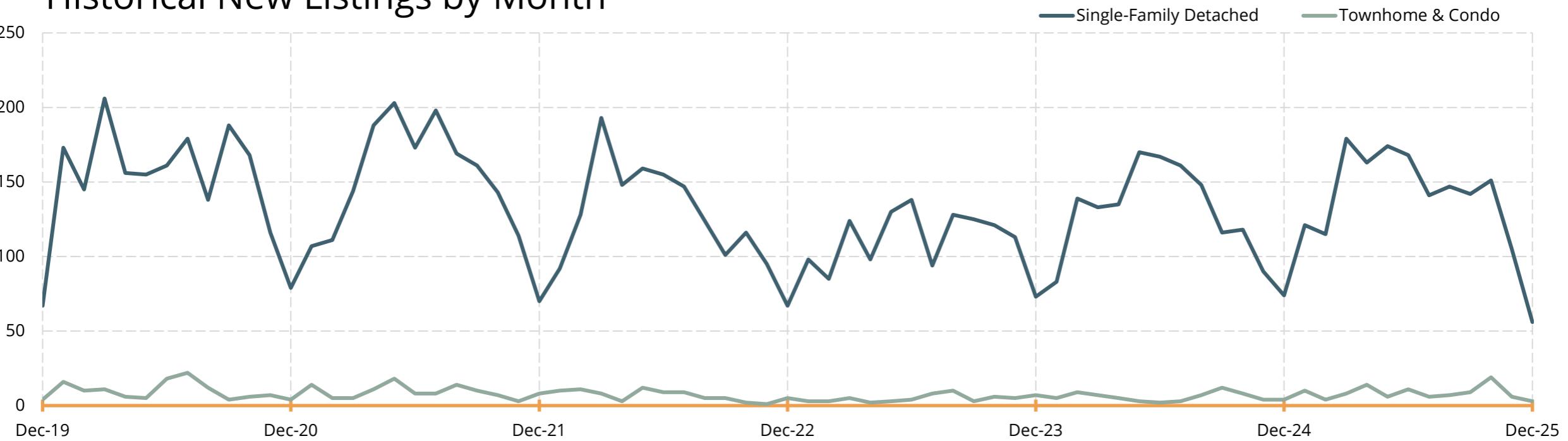


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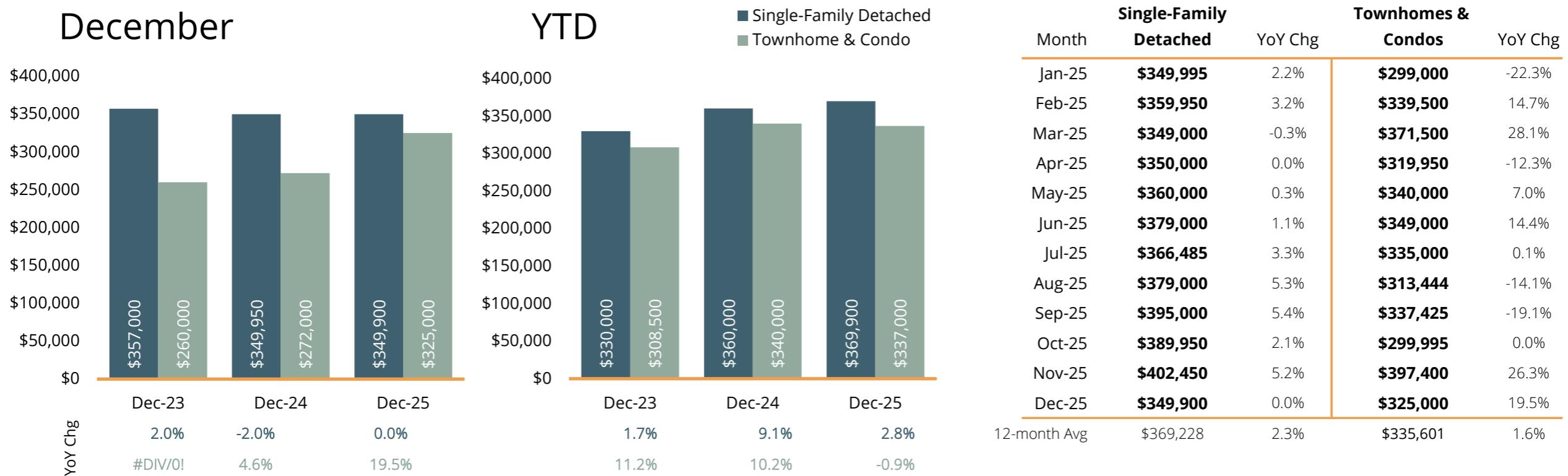
# New Listings



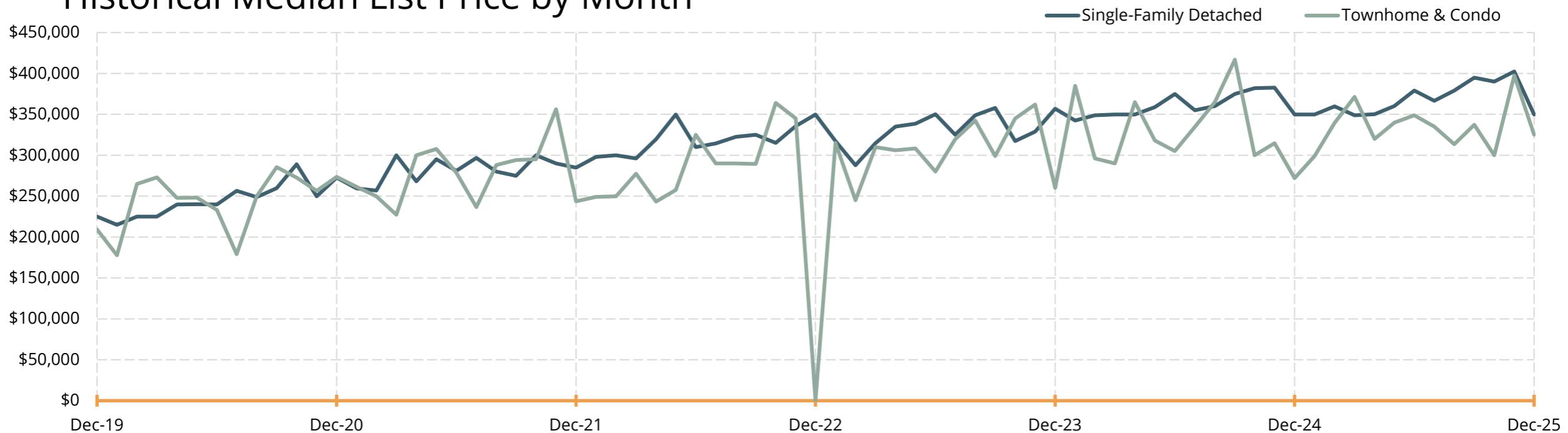
## Historical New Listings by Month



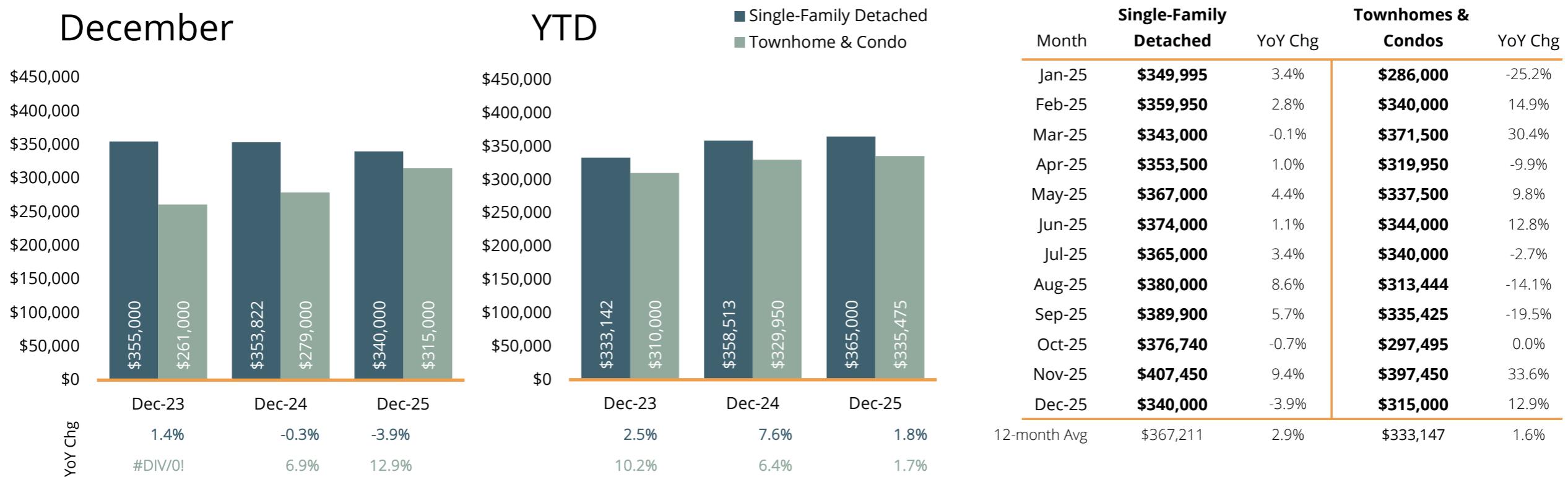
# Median List Price



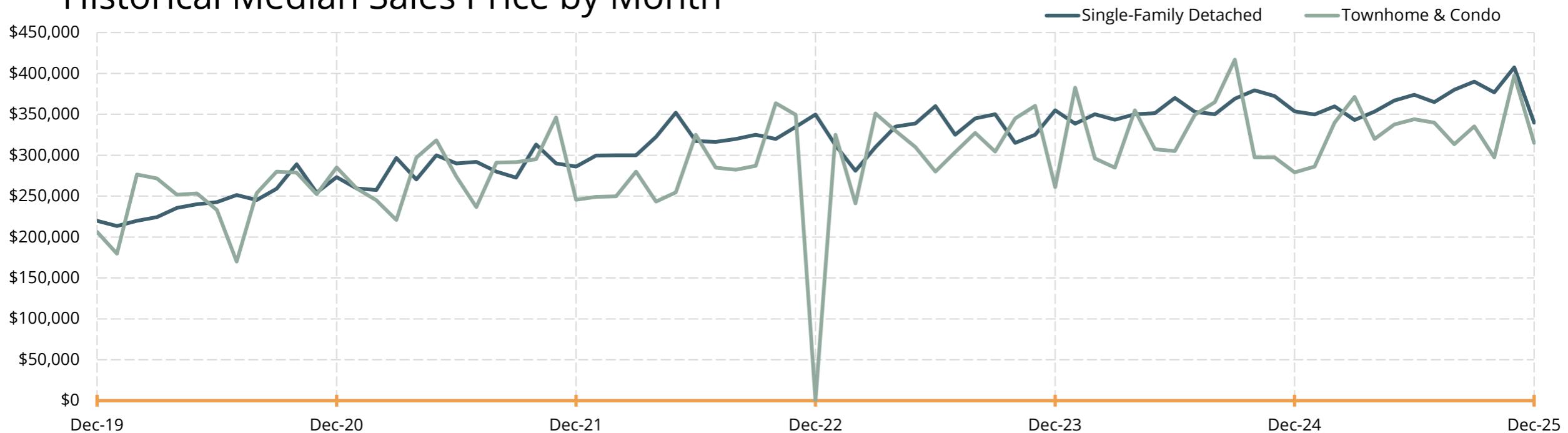
## Historical Median List Price by Month



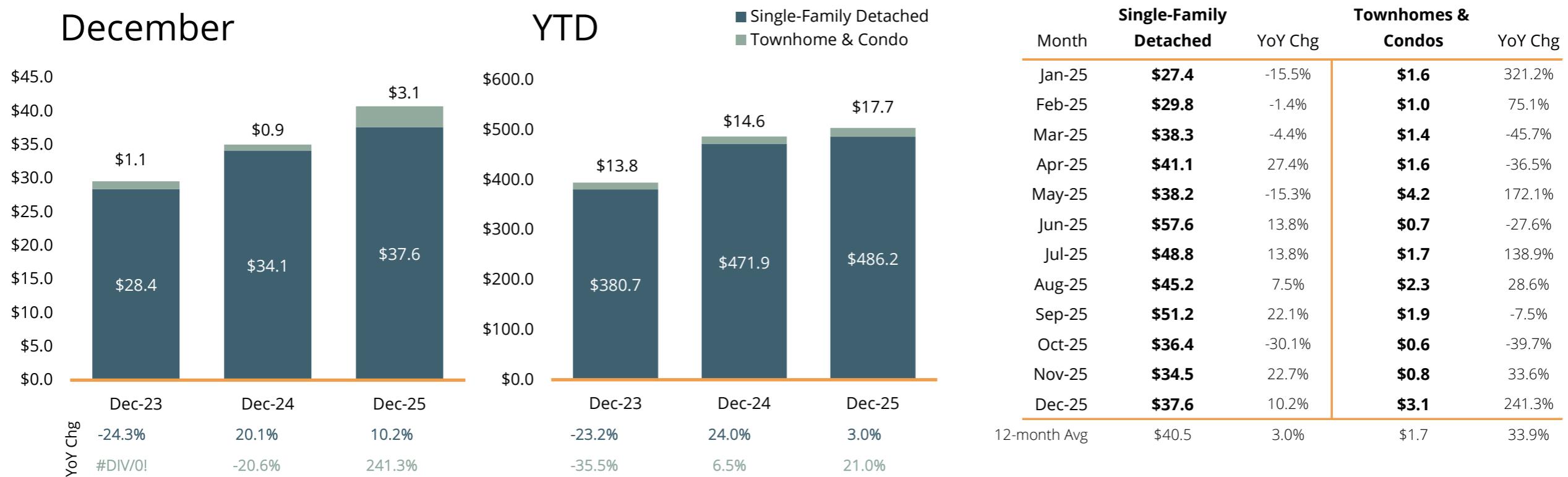
# Median Sales Price



## Historical Median Sales Price by Month



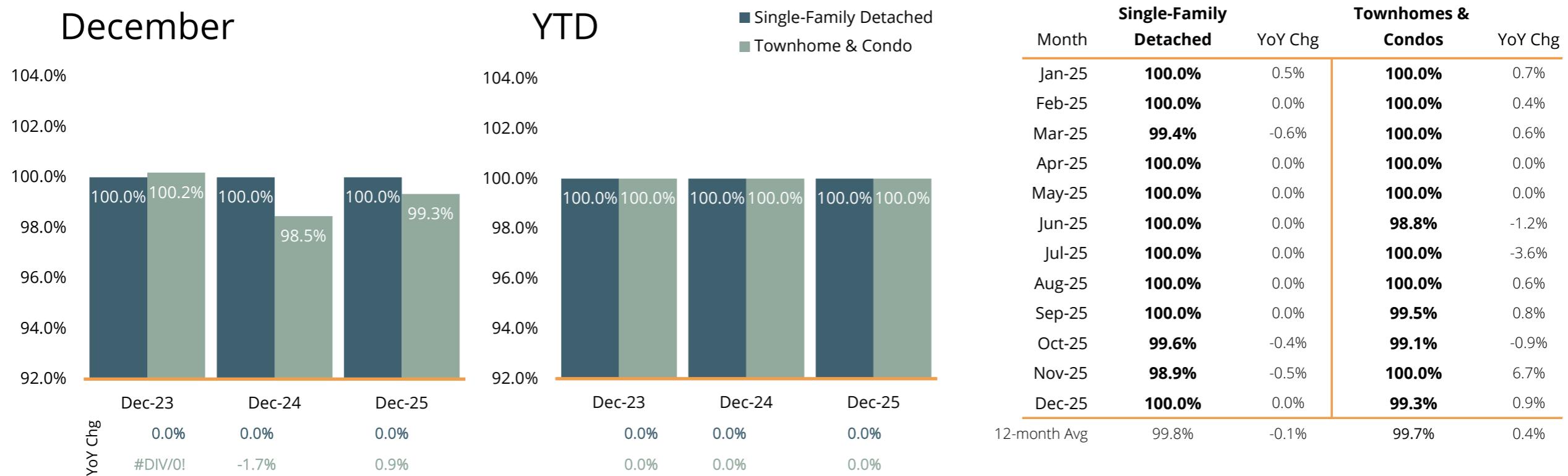
# Sold Dollar Volume (in millions)



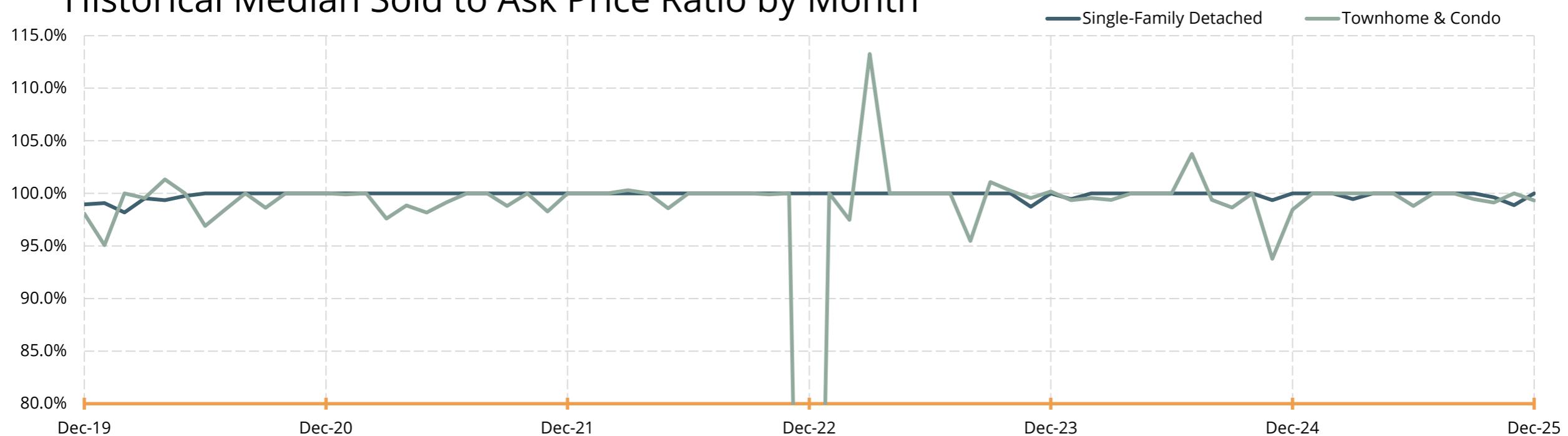
## Historical Sold Dollar Volume by Month (in millions)



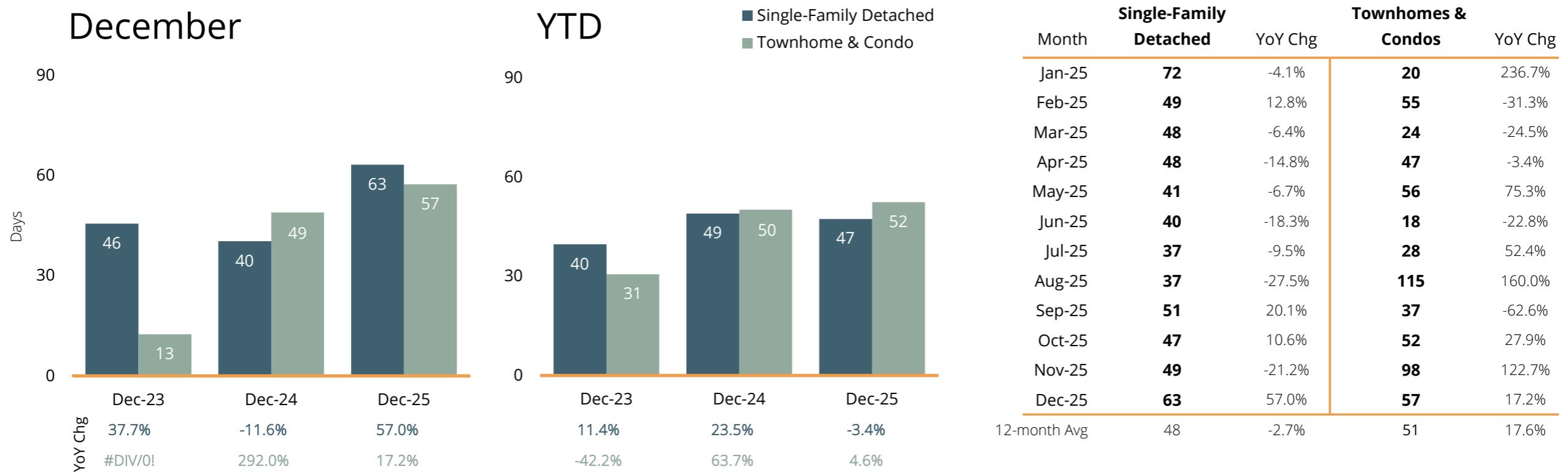
# Median Sold to Ask Price Ratio



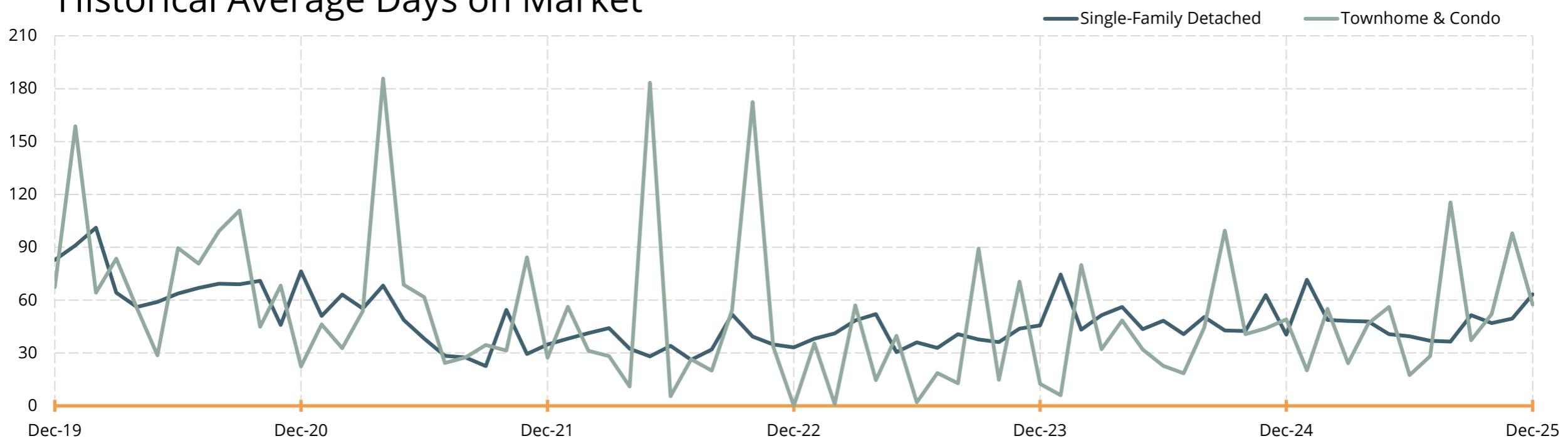
## Historical Median Sold to Ask Price Ratio by Month



# Average Days on Market



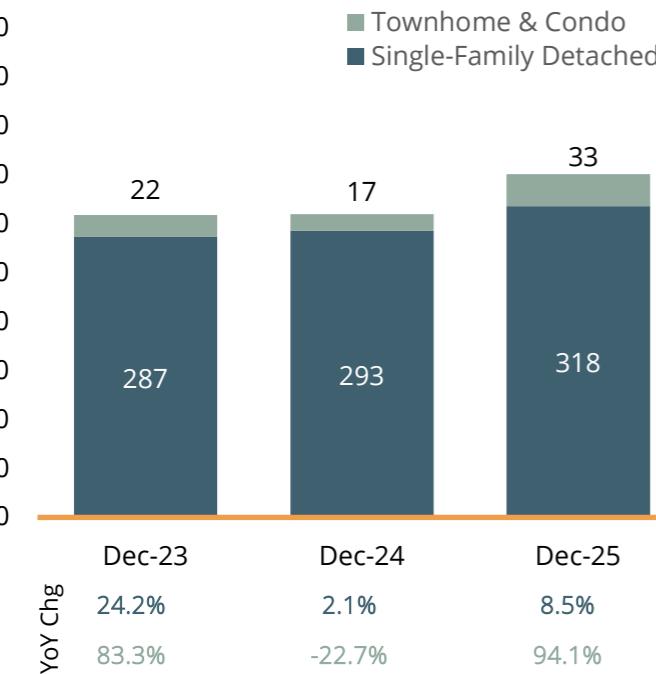
## Historical Average Days on Market



# Active Listings

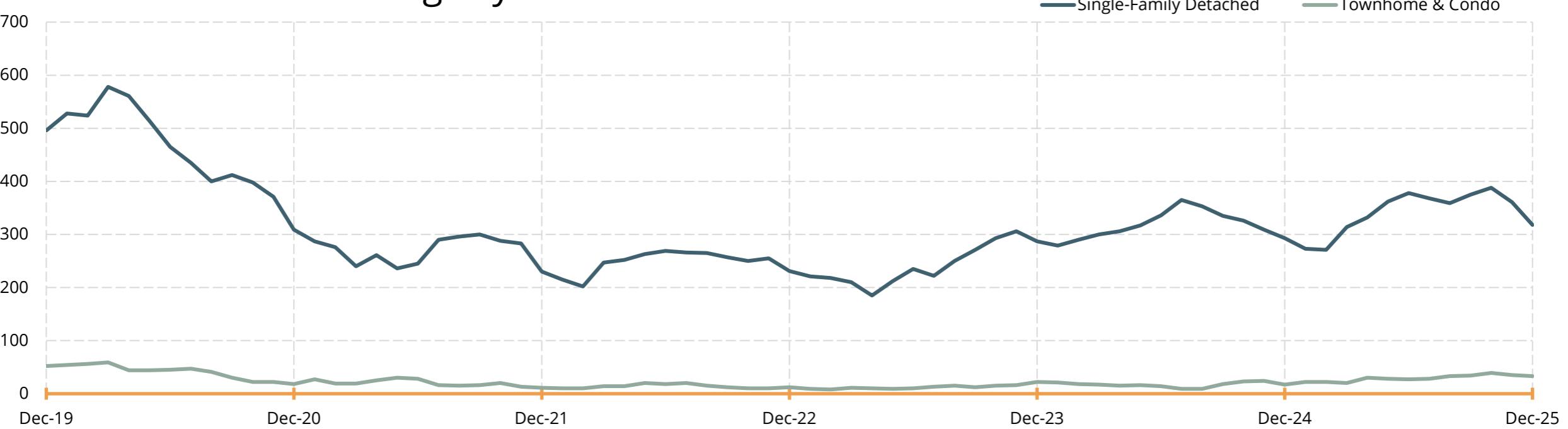


## December



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
	Detached		Condos	
Jan-25	<b>273</b>	-2.2%	<b>22</b>	4.8%
Feb-25	<b>271</b>	-6.6%	<b>22</b>	22.2%
Mar-25	<b>314</b>	4.7%	<b>20</b>	17.6%
Apr-25	<b>332</b>	8.5%	<b>30</b>	100.0%
May-25	<b>362</b>	14.2%	<b>28</b>	75.0%
Jun-25	<b>378</b>	12.5%	<b>27</b>	92.9%
Jul-25	<b>368</b>	0.8%	<b>28</b>	211.1%
Aug-25	<b>359</b>	1.7%	<b>33</b>	266.7%
Sep-25	<b>375</b>	11.9%	<b>34</b>	88.9%
Oct-25	<b>388</b>	19.0%	<b>39</b>	69.6%
Nov-25	<b>361</b>	16.8%	<b>35</b>	45.8%
Dec-25	<b>318</b>	8.5%	<b>33</b>	94.1%
12-month Avg	342	7.6%	29	74.6%

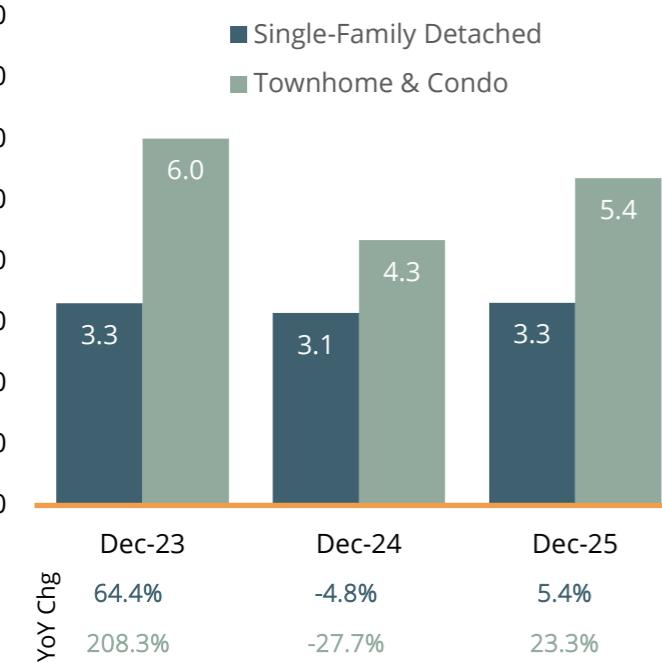
## Historical Active Listings by Month



# Months of Supply



## December



Month	Single-Family Detached	YoY Chg	Townhomes & Condos	YoY Chg
	Detached		Condos	
Jan-25	<b>2.9</b>	-7.8%	<b>5.2</b>	-17.8%
Feb-25	<b>2.9</b>	-10.9%	<b>5.1</b>	-6.0%
Mar-25	<b>3.3</b>	-1.7%	<b>5.1</b>	20.2%
Apr-25	<b>3.5</b>	-2.0%	<b>8.0</b>	113.3%
May-25	<b>3.8</b>	5.6%	<b>4.1</b>	2.1%
Jun-25	<b>4.0</b>	4.9%	<b>6.4</b>	89.1%
Jul-25	<b>3.9</b>	-4.8%	<b>6.2</b>	182.3%
Aug-25	<b>3.9</b>	-0.7%	<b>5.4</b>	151.1%
Sep-25	<b>3.9</b>	7.8%	<b>5.7</b>	33.8%
Oct-25	<b>4.1</b>	17.1%	<b>6.8</b>	18.0%
Nov-25	<b>3.8</b>	13.8%	<b>6.2</b>	2.9%
Dec-25	<b>3.3</b>	5.4%	<b>5.4</b>	23.3%
12-month Avg	3.6	2.3%	5.8	34.1%

## Historical Months of Supply by Month



# Area Overview - Total Market



New Listings				Sales				Median Sales Price			Active Listings			Months Supply		
Geography	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	
Gloucester County	31	<b>25</b>	-19.4%	35	<b>43</b>	22.9%	\$365,000	<b>\$345,000</b>	-5.5%	109	<b>128</b>	17.4%	2.8	<b>3.2</b>	17.7%	
King & Queen County	5	<b>4</b>	-20.0%	2	<b>11</b>	450.0%	\$307,500	<b>\$316,000</b>	2.8%	21	<b>20</b>	-4.8%	4.3	<b>3.0</b>	-31.8%	
King William County	24	<b>12</b>	-50.0%	24	<b>24</b>	0.0%	\$369,925	<b>\$355,000</b>	-4.0%	87	<b>72</b>	-17.2%	3.7	<b>2.7</b>	-26.7%	
Mathews County	5	<b>5</b>	0.0%	9	<b>10</b>	11.1%	\$297,500	<b>\$248,250</b>	-16.6%	41	<b>49</b>	19.5%	3.1	<b>4.3</b>	38.0%	
Middlesex County	13	<b>13</b>	0.0%	14	<b>20</b>	42.9%	\$339,623	<b>\$344,500</b>	1.4%	52	<b>82</b>	57.7%	3.2	<b>4.5</b>	41.1%	

# Area Overview - Total Market YTD



New Listings YTD				Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg
Gloucester County	602	<b>689</b>	14.5%	482	<b>477</b>	-1.0%	\$357,000	<b>\$360,000</b>	0.8%	109	<b>128</b>	17.4%
King & Queen County	93	<b>106</b>	14.0%	59	<b>81</b>	37.3%	\$288,450	<b>\$322,500</b>	11.8%	21	<b>20</b>	-4.8%
King William County	391	<b>416</b>	6.4%	280	<b>311</b>	11.1%	\$354,000	<b>\$367,106</b>	3.7%	87	<b>72</b>	-17.2%
Mathews County	219	<b>229</b>	4.6%	159	<b>136</b>	-14.5%	\$350,000	<b>\$382,750</b>	9.4%	41	<b>49</b>	19.5%
Middlesex County	298	<b>325</b>	9.1%	196	<b>218</b>	11.2%	\$379,500	<b>\$383,000</b>	0.9%	52	<b>82</b>	57.7%

# Area Overview - Single Family Detached Market



New Listings				Sales				Median Sales Price			Active Listings			Months Supply		
Geography	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	
Gloucester County	31	<b>24</b>	-22.6%	34	<b>39</b>	14.7%	\$367,500	<b>\$355,000</b>	-3.4%	108	<b>124</b>	14.8%	2.8	<b>4.2</b>	49.5%	
King & Queen County	5	<b>4</b>	-20.0%	2	<b>11</b>	450.0%	\$307,500	<b>\$316,000</b>	2.8%	21	<b>20</b>	-4.8%	4.3	<b>2.7</b>	-37.3%	
King William County	20	<b>10</b>	-50.0%	22	<b>21</b>	-4.5%	\$369,925	<b>\$368,000</b>	-0.5%	72	<b>46</b>	-36.1%	3.4	<b>2.8</b>	-19.4%	
Mathews County	5	<b>5</b>	0.0%	9	<b>10</b>	11.1%	\$297,500	<b>\$248,250</b>	-16.6%	41	<b>49</b>	19.5%	3.1	<b>3.9</b>	25.7%	
Middlesex County	13	<b>13</b>	0.0%	14	<b>18</b>	28.6%	\$339,623	<b>\$344,500</b>	1.4%	51	<b>79</b>	54.9%	3.2	<b>6.0</b>	85.3%	

# Area Overview - Single Family Detached Market YTD



New Listings YTD				Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg
Gloucester County	593	<b>665</b>	12.1%	470	<b>457</b>	-2.8%	\$359,950	<b>\$365,000</b>	1.4%	108	<b>124</b>	14.8%
King & Queen County	93	<b>106</b>	14.0%	59	<b>81</b>	37.3%	\$288,450	<b>\$322,500</b>	11.8%	21	<b>20</b>	-4.8%
King William County	339	<b>352</b>	3.8%	252	<b>276</b>	9.5%	\$359,000	<b>\$369,950</b>	3.1%	72	<b>46</b>	-36.1%
Mathews County	219	<b>227</b>	3.7%	159	<b>134</b>	-15.7%	\$350,000	<b>\$384,250</b>	9.8%	41	<b>49</b>	19.5%
Middlesex County	290	<b>312</b>	7.6%	189	<b>213</b>	12.7%	\$369,000	<b>\$379,900</b>	3.0%	51	<b>79</b>	54.9%

# Area Overview - Townhome & Condo Market



Geography	New Listings			Sales			Median Sales Price			Active Listings			Months Supply		
	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg
Gloucester County	0	<b>1</b>	#DIV/0!	1	<b>4</b>	n/a	\$191,500	<b>\$325,000</b>	n/a	1	<b>4</b>	300.0%	1.0	<b>1.7</b>	71.4%
King & Queen County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a	0.0	<b>0.0</b>	n/a
King William County	4	<b>2</b>	-50.0%	2	<b>3</b>	50.0%	\$359,500	<b>\$294,990</b>	-17.9%	15	<b>26</b>	73.3%	6.4	<b>8.9</b>	38.7%
Mathews County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a	0.0	<b>0.0</b>	n/a
Middlesex County	0	<b>0</b>	n/a	0	<b>2</b>	n/a	\$0	<b>\$432,500</b>	n/a	1	<b>3</b>	200.0%	1.7	<b>4.0</b>	133.3%

# Area Overview - Townhome & Condo Market YTD



New Listings YTD				Sales YTD			Median Sales Price YTD			Active Listings YTD		
Geography	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg	Dec-24	Dec-25	% chg
Gloucester County	9	<b>24</b>	166.7%	12	<b>20</b>	66.7%	\$347,450	<b>\$334,950</b>	-3.6%	1	<b>4</b>	300.0%
King & Queen County	0	<b>0</b>	n/a	0	<b>0</b>	n/a	\$0	<b>\$0</b>	n/a	0	<b>0</b>	n/a
King William County	52	<b>64</b>	23.1%	28	<b>35</b>	25.0%	\$291,250	<b>\$325,000</b>	11.6%	15	<b>26</b>	73.3%
Mathews County	0	<b>2</b>	n/a	0	<b>2</b>	n/a	\$0	<b>\$317,225</b>	n/a	0	<b>0</b>	n/a
Middlesex County	8	<b>13</b>	62.5%	7	<b>5</b>	-28.6%	\$385,000	<b>\$385,000</b>	0.0%	1	<b>3</b>	200.0%



The Virginia REALTORS® association is the largest professional trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. The Virginia REALTORS® association serves as the advocate for homeownership and private property rights and represents the interests of real estate professionals and property owners in the Commonwealth of Virginia.

NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

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Data and analysis provided by Virginia REALTORS® Research Team

The numbers reported here are preliminary and based on current entries into multiple listing services. Over time, data may be adjusted slightly to reflect increased reporting. Information is sourced from multiple listing services across Virginia and is deemed reliable, but not guaranteed.