

# Housing Supply Overview

## Tri-Cities

### December 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Pending sales in the Tri-Cities area region were down 0.8 percent overall. The price range with the largest gain in sales was the \$250,000 to \$349,999 range, where they increased 20.6 percent.

The overall Median Sales Price was up 7.0 percent to \$275,000. The property type with the largest price gain was the Condo/Town segment, where prices increased 12.5 percent to \$286,300. The price range that tended to sell the quickest was the \$350,000 to \$499,999 range at 30 days; the price range that tended to sell the slowest was the \$500,000 and Above range at 38 days.

Market-wide, inventory levels were up 1.4 percent. However, the property type with the largest gain was the Condo/Town segment, where they increased 183.3 percent. That amounts to 2.1 months supply for Single-Family homes and 4.9 months supply for Condo/Town.

### Quick Facts

+ 20.6%

+ 66.7%

+ 50.0%

Price Range With  
Strongest Pending Sales:  
**\$250,000 to \$349,999**

Home Size With Strongest  
Pending Sales:  
**1 Bedroom or Less**

Property Type With  
Strongest Pending Sales:  
**Condo/Town**

This report covers residential real estate activity in Colonial Heights, Dinwiddie, Hopewell, Petersburg and Prince George. Percent changes are calculated using rounded figures.

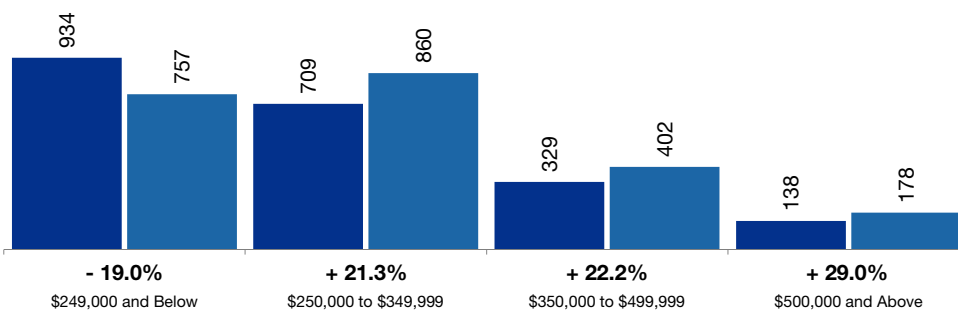
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# New Listings

A count of the properties that have been newly listed on the market in a given month.  
Based on a rolling 12-month calculation.

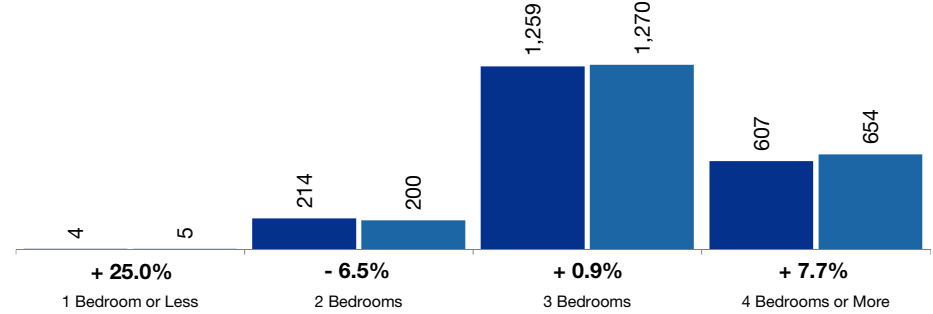
## By Price Range

■ 12-2024 ■ 12-2025



## By Bedroom

■ 12-2024 ■ 12-2025



### All Properties

By Price Range	12-2024	12-2025	Change
\$249,000 and Below	934	757	- 19.0%
\$250,000 to \$349,999	709	860	+ 21.3%
\$350,000 to \$499,999	329	402	+ 22.2%
\$500,000 and Above	138	178	+ 29.0%
All Price Ranges	2,084	2,129	+ 2.2%

### Single Family

12-2024	12-2025	Change
919	739	- 19.6%
699	811	+ 16.0%
324	400	+ 23.5%
135	175	+ 29.6%
2,051	2,057	+ 0.3%

### Condo/Town

12-2024	12-2025	Change
15	18	+ 20.0%
10	49	+ 390.0%
5	2	- 60.0%
3	3	0.0%
33	72	+ 118.2%

### By Bedroom

	12-2024	12-2025	Change
1 Bedroom or Less	4	5	+ 25.0%
2 Bedrooms	214	200	- 6.5%
3 Bedrooms	1,259	1,270	+ 0.9%
4 Bedrooms or More	607	654	+ 7.7%
All Bedroom Ranges	2,084	2,129	+ 2.2%

12-2024	12-2025	Change
4	3	- 25.0%
203	188	- 7.4%
1,240	1,214	- 2.1%
604	652	+ 7.9%
2,051	2,057	+ 0.3%

12-2024	12-2025	Change
0	2	--
11	12	+ 9.1%
19	56	+ 194.7%
3	2	- 33.3%
33	72	+ 118.2%

# Pending Sales

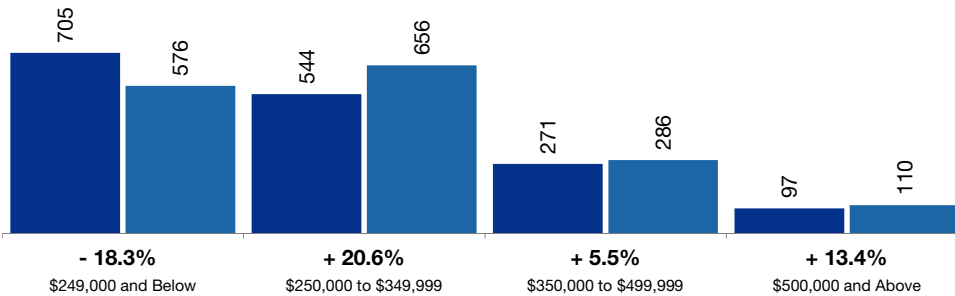
A count of the properties on which offers have been accepted in a given month.  
Based on a rolling 12-month calculation.



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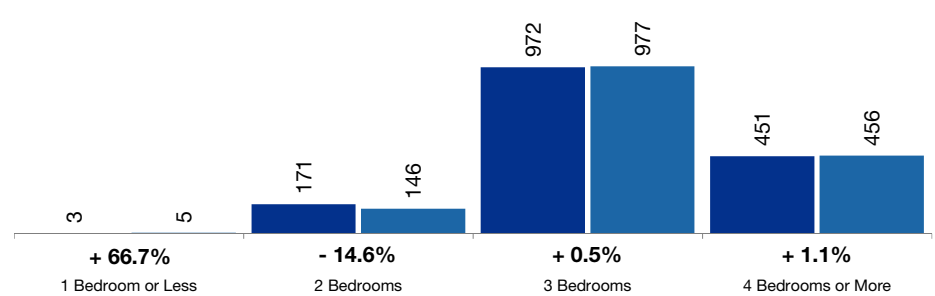
## By Price Range

■ 12-2024 ■ 12-2025



## By Bedroom

■ 12-2024 ■ 12-2025



### All Properties

By Price Range	12-2024	12-2025	Change
\$249,000 and Below	705	576	- 18.3%
\$250,000 to \$349,999	544	656	+ 20.6%
\$350,000 to \$499,999	271	286	+ 5.5%
\$500,000 and Above	97	110	+ 13.4%
All Price Ranges	1,597	1,584	- 0.8%

### Single Family

12-2024	12-2025	Change
693	568	- 18.0%
534	624	+ 16.9%
267	284	+ 6.4%
95	109	+ 14.7%
1,569	1,542	- 1.7%

### Condo/Town

12-2024	12-2025	Change
12	8	- 33.3%
10	32	+ 220.0%
4	2	- 50.0%
2	1	- 50.0%
28	42	+ 50.0%

### By Bedroom

	12-2024	12-2025	Change
1 Bedroom or Less	3	5	+ 66.7%
2 Bedrooms	171	146	- 14.6%
3 Bedrooms	972	977	+ 0.5%
4 Bedrooms or More	451	456	+ 1.1%
All Bedroom Ranges	1,597	1,584	- 0.8%

12-2024	12-2025	Change
3	4	+ 33.3%
161	139	- 13.7%
957	944	- 1.4%
448	455	+ 1.6%
1,569	1,542	- 1.7%

12-2024	12-2025	Change
0	1	--
10	7	- 30.0%
15	33	+ 120.0%
3	1	- 66.7%
28	42	+ 50.0%

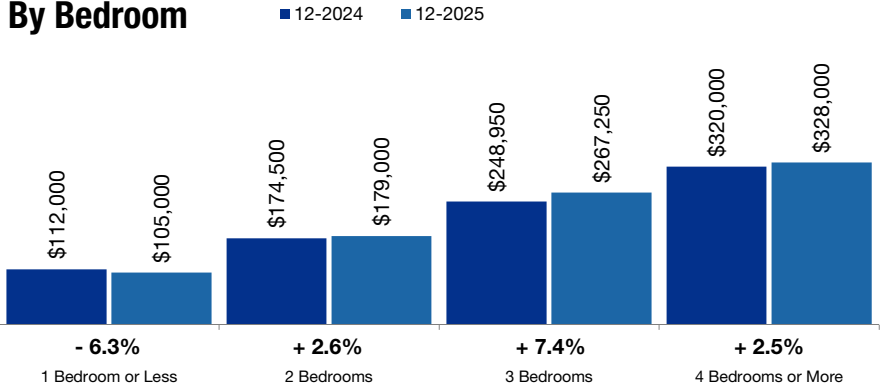
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. **Based on a rolling 12-month median.**

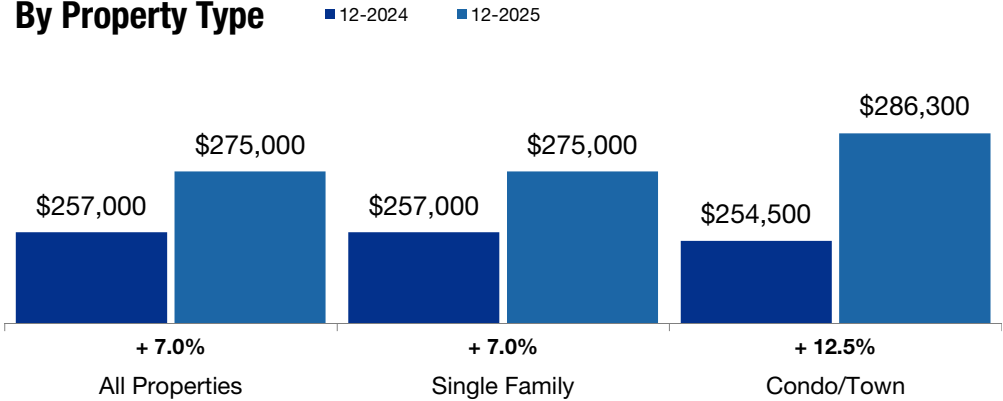


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## By Bedroom



## By Property Type



All Properties			
By Bedroom	12-2024	12-2025	Change
1 Bedroom or Less	\$112,000	\$105,000	- 6.3%
2 Bedrooms	\$174,500	\$179,000	+ 2.6%
3 Bedrooms	\$248,950	\$267,250	+ 7.4%
4 Bedrooms or More	\$320,000	\$328,000	+ 2.5%
All Bedroom Ranges	\$257,000	\$275,000	+ 7.0%

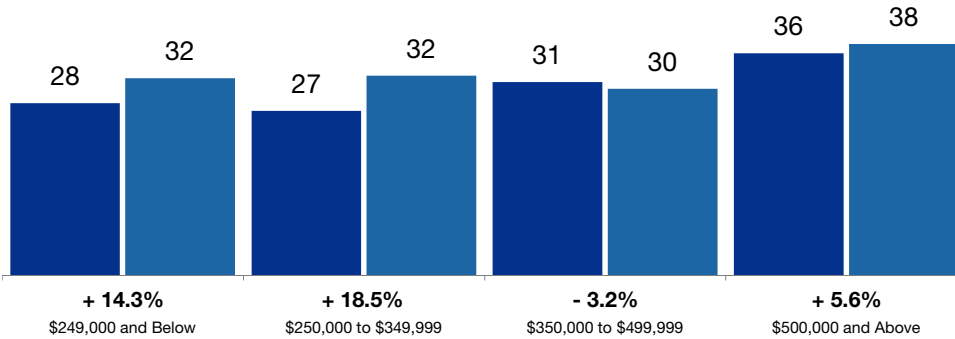
Single Family			Condo/Town		
12-2024	12-2025	Change	12-2024	12-2025	Change
\$112,000	\$102,500	- 8.5%	--	\$217,500	--
\$172,500	\$295,000	+ 71.0%	\$204,000	\$244,500	+ 19.9%
\$248,738	\$393,000	+ 58.0%	\$258,500	\$324,990	+ 25.7%
\$320,000	\$490,000	+ 53.1%	\$415,000	\$429,500	+ 3.5%
\$257,000	\$275,000	+ 7.0%	\$254,500	\$286,300	+ 12.5%

# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted, in a given month.  
Based on a rolling 12-month average.

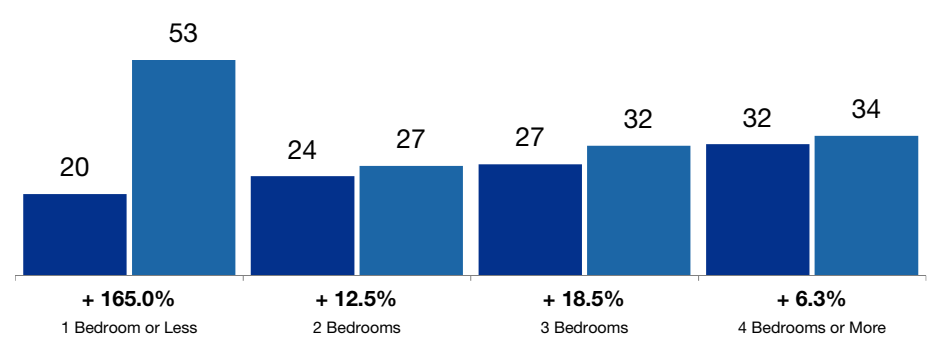
## By Price Range

■ 12-2024 ■ 12-2025



## By Bedroom

■ 12-2024 ■ 12-2025



## All Properties

By Price Range	12-2024	12-2025	Change
\$249,000 and Below	28	32	+ 14.3%
\$250,000 to \$349,999	27	32	+ 18.5%
\$350,000 to \$499,999	31	30	- 3.2%
\$500,000 and Above	36	38	+ 5.6%
<b>All Price Ranges</b>	<b>28</b>	<b>32</b>	<b>+ 14.3%</b>

## Single Family

12-2024	12-2025	Change	12-2024	12-2025	Change
28	32	+ 14.3%	38	29	- 23.7%
26	32	+ 23.1%	42	42	0.0%
32	30	- 6.3%	10	12	+ 20.0%
37	38	+ 2.7%	5	21	+ 320.0%
<b>28</b>	<b>32</b>	<b>+ 14.3%</b>	<b>35</b>	<b>37</b>	<b>+ 5.7%</b>

## Condo/Town

By Bedroom	12-2024	12-2025	Change
1 Bedroom or Less	20	53	+ 165.0%
2 Bedrooms	24	27	+ 12.5%
3 Bedrooms	27	32	+ 18.5%
4 Bedrooms or More	32	34	+ 6.3%
<b>All Bedroom Ranges</b>	<b>28</b>	<b>32</b>	<b>+ 14.3%</b>

12-2024	12-2025	Change	12-2024	12-2025	Change
20	66	+ 230.0%	--	1	--
24	26	+ 8.3%	31	37	+ 19.4%
27	32	+ 18.5%	41	41	0.0%
32	34	+ 6.3%	14	2	- 85.7%
<b>28</b>	<b>32</b>	<b>+ 14.3%</b>	<b>35</b>	<b>37</b>	<b>+ 5.7%</b>

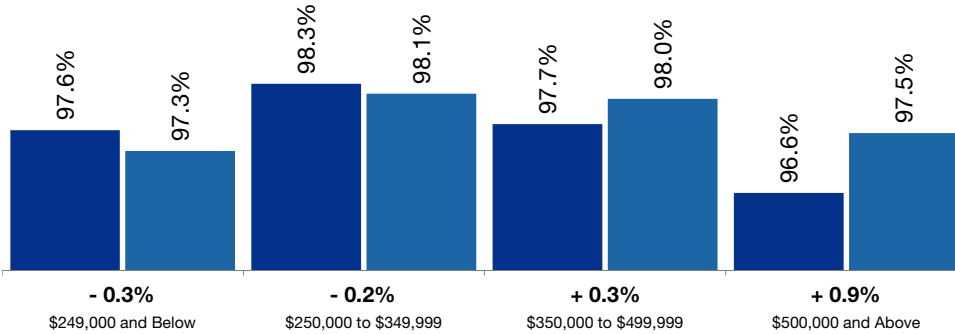
# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

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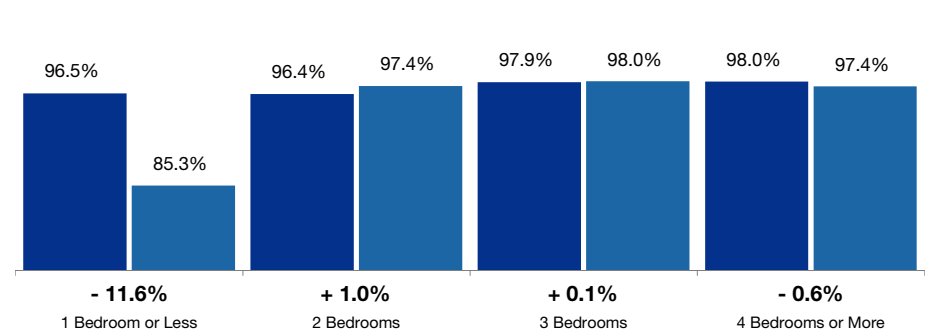
## By Price Range

■ 12-2024 ■ 12-2025



## By Bedroom

■ 12-2024 ■ 12-2025



## All Properties

By Price Range	12-2024	12-2025	Change
\$249,000 and Below	97.6%	97.3%	- 0.3%
\$250,000 to \$349,999	98.3%	98.1%	- 0.2%
\$350,000 to \$499,999	97.7%	98.0%	+ 0.3%
\$500,000 and Above	96.6%	97.5%	+ 0.9%
<b>All Price Ranges</b>	<b>97.8%</b>	<b>97.7%</b>	<b>- 0.1%</b>

## Single Family

12-2024	12-2025	Change	12-2024	12-2025	Change
97.6%	97.2%	- 0.4%	96.9%	99.7%	+ 2.9%
98.3%	98.0%	- 0.3%	97.3%	99.8%	+ 2.6%
97.6%	98.0%	+ 0.4%	99.3%	100.0%	+ 0.7%
96.7%	97.5%	+ 0.8%	95.7%	100.0%	+ 4.5%
<b>97.8%</b>	<b>97.7%</b>	<b>- 0.1%</b>	<b>97.2%</b>	<b>99.8%</b>	<b>+ 2.7%</b>

## Condo/Town

By Bedroom	12-2024	12-2025	Change
1 Bedroom or Less	96.5%	85.3%	- 11.6%
2 Bedrooms	96.4%	97.4%	+ 1.0%
3 Bedrooms	97.9%	98.0%	+ 0.1%
4 Bedrooms or More	98.0%	97.4%	- 0.6%
<b>All Bedroom Ranges</b>	<b>97.8%</b>	<b>97.7%</b>	<b>- 0.1%</b>

12-2024	12-2025	Change	12-2024	12-2025	Change
96.5%	81.9%	- 15.1%	--	98.9%	--
96.4%	97.3%	+ 0.9%	97.4%	99.9%	+ 2.6%
97.9%	97.9%	0.0%	96.7%	99.8%	+ 3.2%
97.9%	97.4%	- 0.5%	100.0%	100.0%	0.0%
<b>97.8%</b>	<b>97.7%</b>	<b>- 0.1%</b>	<b>97.2%</b>	<b>99.8%</b>	<b>+ 2.7%</b>

# Inventory of Homes for Sale

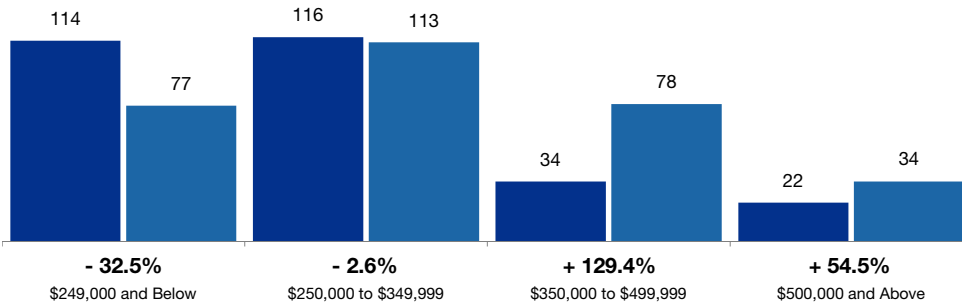
The number of properties available for sale in active status at the end of a given month.  
Based on one month of activity.



Tri-Cities

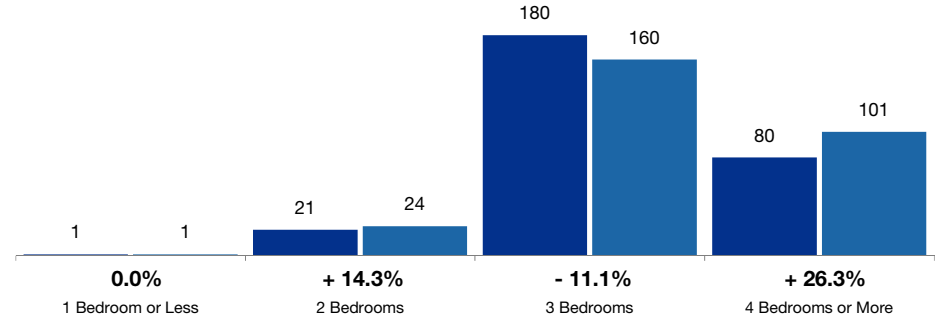
## By Price Range

■ 12-2024 ■ 12-2025



## By Bedroom

■ 12-2024 ■ 12-2025



### All Properties

By Price Range	12-2024	12-2025	Change
\$249,000 and Below	114	77	- 32.5%
\$250,000 to \$349,999	116	113	- 2.6%
\$350,000 to \$499,999	34	78	+ 129.4%
\$500,000 and Above	22	34	+ 54.5%
<b>All Price Ranges</b>	<b>282</b>	<b>286</b>	<b>+ 1.4%</b>

### Single Family

12-2024	12-2025	Change
112	73	- 34.8%
113	102	- 9.7%
34	78	+ 129.4%
21	33	+ 57.1%
<b>276</b>	<b>269</b>	<b>- 2.5%</b>

### Condo/Town

12-2024	12-2025	Change
2	4	+ 100.0%
3	11	+ 266.7%
0	0	--
1	1	0.0%
<b>6</b>	<b>17</b>	<b>+ 183.3%</b>

### By Bedroom

	12-2024	12-2025	Change
1 Bedroom or Less	1	1	0.0%
2 Bedrooms	21	24	+ 14.3%
3 Bedrooms	180	160	- 11.1%
4 Bedrooms or More	80	101	+ 26.3%
<b>All Bedroom Ranges</b>	<b>282</b>	<b>286</b>	<b>+ 1.4%</b>

12-2024	12-2025	Change
1	0	- 100.0%
20	23	+ 15.0%
175	145	- 17.1%
80	101	+ 26.3%
<b>276</b>	<b>269</b>	<b>- 2.5%</b>

12-2024	12-2025	Change
0	1	--
1	1	0.0%
5	15	+ 200.0%
0	0	--
<b>6</b>	<b>17</b>	<b>+ 183.3%</b>

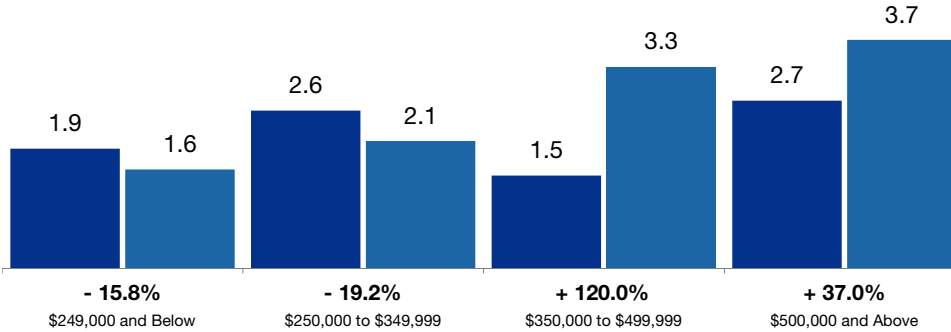
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

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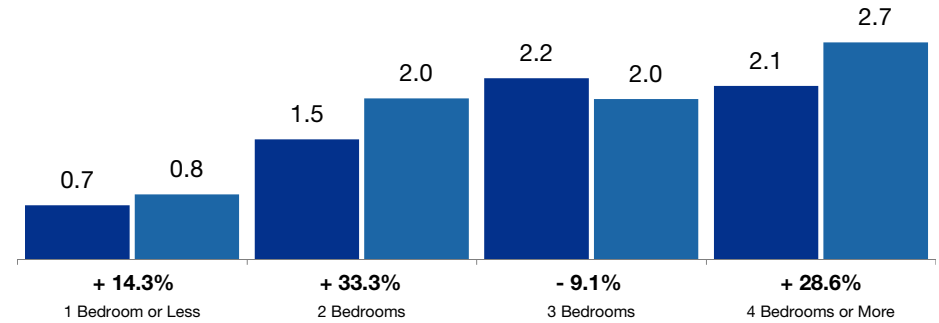
## By Price Range

■ 12-2024 ■ 12-2025



## By Bedroom

■ 12-2024 ■ 12-2025



### All Properties

By Price Range	12-2024	12-2025	Change
\$249,000 and Below	1.9	1.6	- 15.8%
\$250,000 to \$349,999	2.6	2.1	- 19.2%
\$350,000 to \$499,999	1.5	3.3	+ 120.0%
\$500,000 and Above	2.7	3.7	+ 37.0%
<b>All Price Ranges</b>	<b>2.1</b>	<b>2.2</b>	<b>+ 4.8%</b>

### Single Family

12-2024	12-2025	Change
1.9	1.5	- 21.1%
2.5	2.0	- 20.0%
1.5	3.3	+ 120.0%
2.7	3.6	+ 33.3%
<b>2.1</b>	<b>2.1</b>	<b>0.0%</b>

### Condo/Town

12-2024	12-2025	Change
1.3	2.5	+ 92.3%
2.7	3.4	+ 25.9%
--	--	--
1.0	1.0	0.0%
<b>2.6</b>	<b>4.9</b>	<b>+ 88.5%</b>

### By Bedroom

	12-2024	12-2025	Change
1 Bedroom or Less	0.7	0.8	+ 14.3%
2 Bedrooms	1.5	2.0	+ 33.3%
3 Bedrooms	2.2	2.0	- 9.1%
4 Bedrooms or More	2.1	2.7	+ 28.6%
<b>All Bedroom Ranges</b>	<b>2.1</b>	<b>2.2</b>	<b>+ 4.8%</b>

12-2024	12-2025	Change	12-2024	12-2025	Change
0.7	--	--	--	1.0	--
1.5	2.0	+ 33.3%	0.9	0.6	- 33.3%
2.2	1.8	- 18.2%	3.3	5.5	+ 66.7%
2.1	2.7	+ 28.6%	--	--	--
<b>2.1</b>	<b>2.1</b>	<b>0.0%</b>	<b>2.6</b>	<b>4.9</b>	<b>+ 88.5%</b>