

# 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:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
<b>\$250,000 to \$349,999</b>	<b>1 Bedroom or Less</b>	<b>Condo/Town</b>

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

New Listings	<b>2</b>
Pending Sales	<b>3</b>
Median Sales Price	<b>4</b>
Days on Market Until Sale	<b>5</b>
Percent of Original List Price Received	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

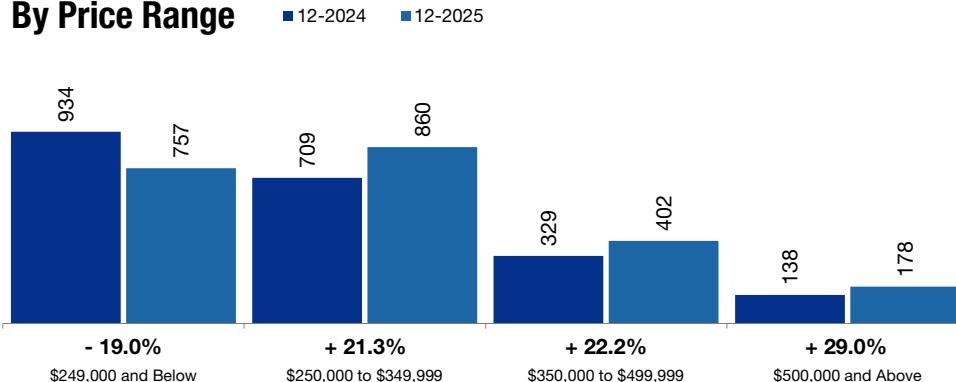
# New Listings

A count of the properties that have been newly listed on the market in a given month.

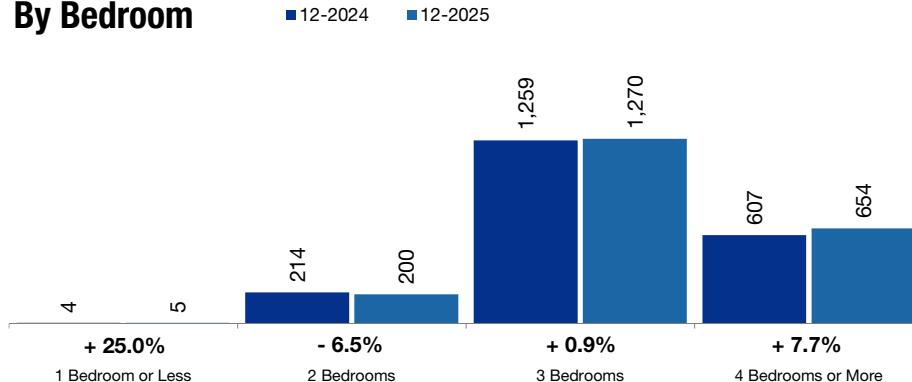
Based on a rolling 12-month calculation.

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## By Price Range



## By Bedroom



## 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	12-2024	12-2025	Change
919	739	- 19.6%	15	18	+ 20.0%
699	811	+ 16.0%	10	49	+ 390.0%
324	400	+ 23.5%	5	2	- 60.0%
135	175	+ 29.6%	3	3	0.0%
2,051	2,057	+ 0.3%	33	72	+ 118.2%

## Condo/Town

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	12-2024	12-2025	Change
4	3	- 25.0%	0	2	--
203	188	- 7.4%	11	12	+ 9.1%
1,240	1,214	- 2.1%	19	56	+ 194.7%
604	652	+ 7.9%	3	2	- 33.3%
2,051	2,057	+ 0.3%	33	72	+ 118.2%

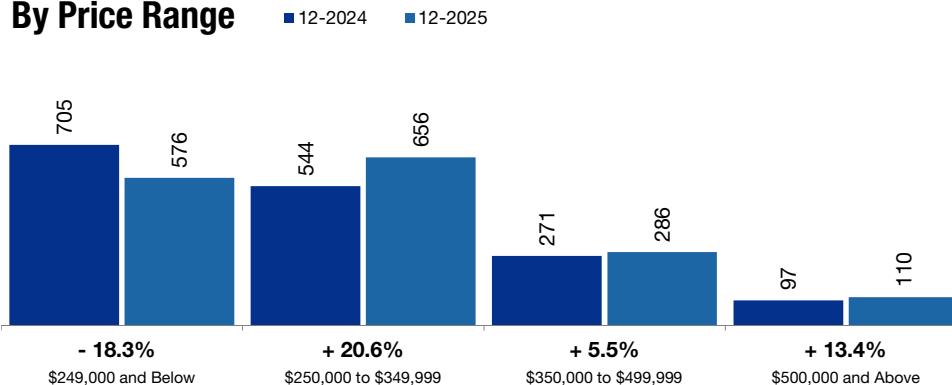
# Pending Sales

A count of the properties on which offers have been accepted in a given month.

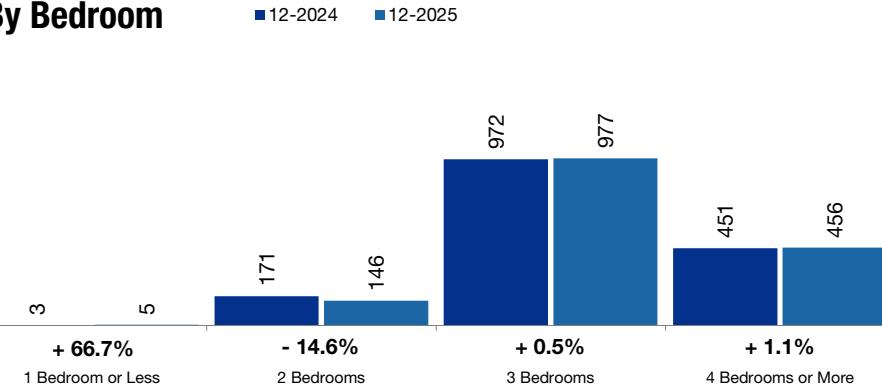
Based on a rolling 12-month calculation.

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## By Price Range



## By Bedroom



## 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	12-2024	12-2025	Change
693	568	- 18.0%	12	8	- 33.3%
534	624	+ 16.9%	10	32	+ 220.0%
267	284	+ 6.4%	4	2	- 50.0%
95	109	+ 14.7%	2	1	- 50.0%
1,569	1,542	- 1.7%	28	42	+ 50.0%

## Condo/Town

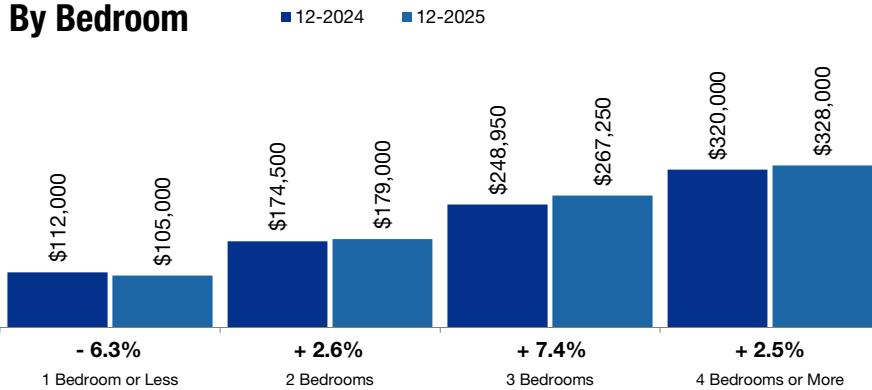
By Bedroom	12-2024	12-2025	Change
1 Bedroom or Less	3	5	+ 66.7%
2 Bedrooms	171	146	- 14.6%
3 Bedrooms	972	977	+ 0.5%
4 Bedrooms or More	451	456	+ 1.1%
All Bedroom Ranges	1,597	1,584	- 0.8%

12-2024	12-2025	Change	12-2024	12-2025	Change
3	4	+ 33.3%	0	1	--
161	139	- 13.7%	10	7	- 30.0%
957	944	- 1.4%	15	33	+ 120.0%
448	455	+ 1.6%	3	1	- 66.7%
1,569	1,542	- 1.7%	28	42	+ 50.0%

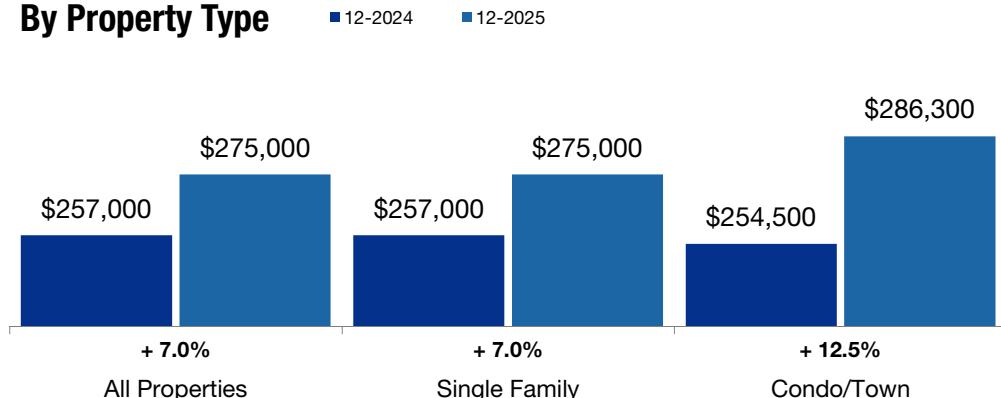
# Median Sales Price

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.

## 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%
<b>All Bedroom Ranges</b>	<b>\$257,000</b>	<b>\$275,000</b>	<b>+ 7.0%</b>

## Single Family

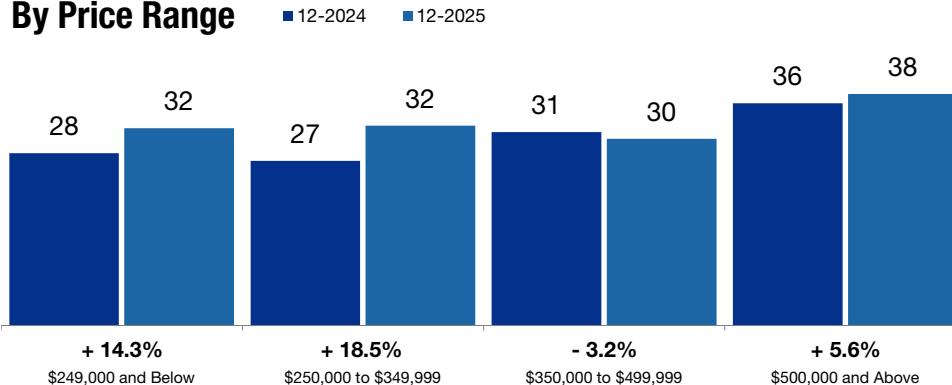
	12-2024	12-2025	Change	12-2024	12-2025	Change
12-2024	\$112,000	\$102,500	- 8.5%	--	\$217,500	--
12-2025	\$172,500	\$295,000	+ 71.0%	\$204,000	\$244,500	+ 19.9%
Change	\$248,738	\$393,000	+ 58.0%	\$258,500	\$324,990	+ 25.7%
	\$320,000	\$490,000	+ 53.1%	\$415,000	\$429,500	+ 3.5%
<b>12-2024</b>	<b>\$257,000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

# Days on Market Until Sale

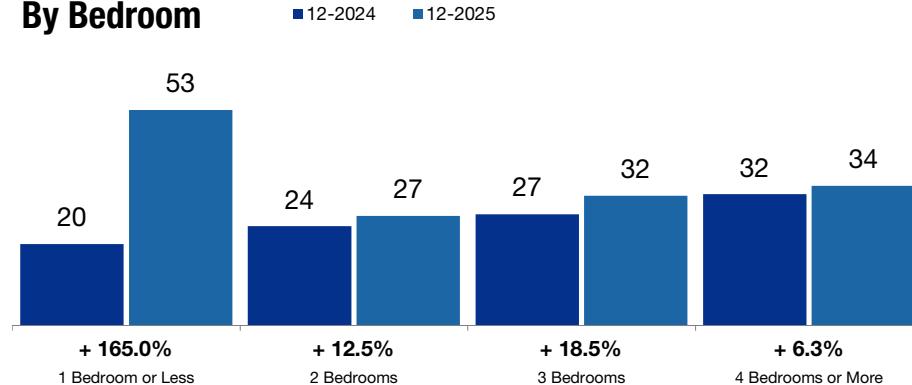
Average number of days between when a property is listed and when an offer is accepted, in a given month.  
Based on a rolling 12-month average.

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## By Price Range



## By Bedroom



## 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%
All Price Ranges	28	32	+ 14.3%

## Single Family

12-2024	12-2025	Change	12-2024	12-2025	Change
28	32	+ 14.3%	35	37	+ 5.7%
20	53	+ 165.0%	28	32	+ 14.3%
24	27	+ 12.5%	24	26	+ 8.3%
27	32	+ 18.5%	27	32	+ 18.5%
32	34	+ 6.3%	32	34	+ 6.3%

## 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%
All Bedroom Ranges	28	32	+ 14.3%

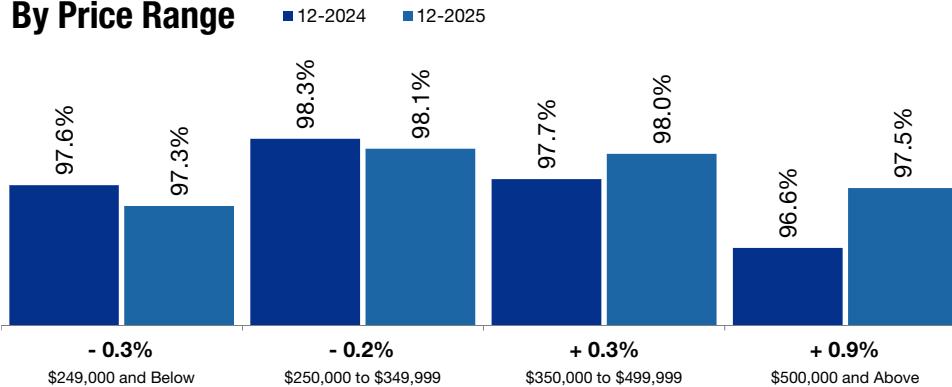
12-2024	12-2025	Change	12-2024	12-2025	Change
20	66	+ 230.0%	--	1	--
24	26	+ 8.3%	31	37	+ 19.4%
27	32	+ 18.5%	41	41	0.0%
32	34	+ 6.3%	14	2	- 85.7%
28	32	+ 14.3%	35	37	+ 5.7%

# Percent of Original List Price Received

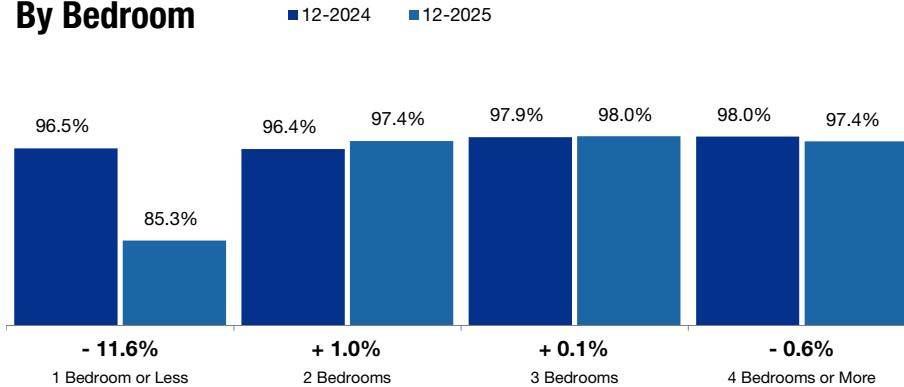


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, in a given month, not accounting for seller concessions. Based on a rolling 12-month average.

## By Price Range



## By Bedroom



## 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%
All Price Ranges	97.8%	97.7%	- 0.1%

## Single Family

	12-2024	12-2025	Change	12-2024	12-2025	Change
12-2024	97.8%	97.7%	- 0.1%	97.2%	99.8%	+ 2.7%
12-2025	97.8%	97.7%	- 0.1%	97.2%	99.8%	+ 2.7%
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%	

## 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%
All Bedroom Ranges	97.8%	97.7%	- 0.1%

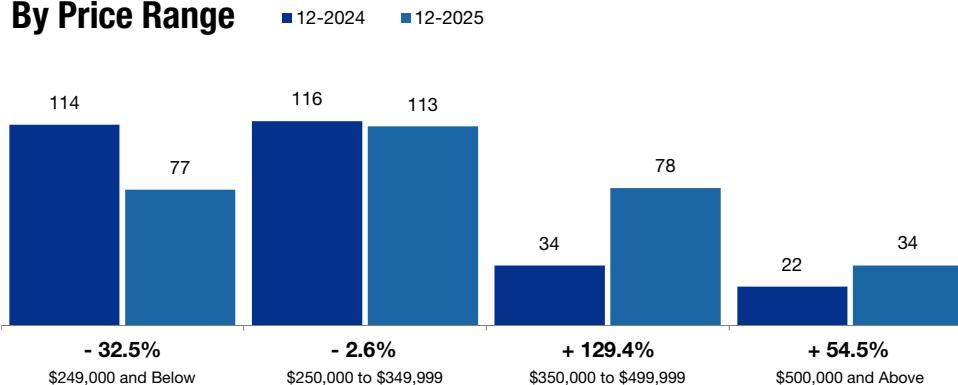
	12-2024	12-2025	Change	12-2024	12-2025	Change
12-2024	97.8%	97.7%	- 0.1%	97.2%	99.8%	+ 2.7%
12-2025	97.8%	97.7%	- 0.1%	97.2%	99.8%	+ 2.7%
Change						
96.5%	81.9%	- 15.1%	--	98.9%	--	--
96.4%	97.3%	+ 0.9%	97.4%	99.9%	+ 2.6%	
97.9%	97.9%	0.0%	96.7%	99.8%	+ 3.2%	
97.9%	97.4%	- 0.5%	100.0%	100.0%	0.0%	

# Inventory of Homes for Sale

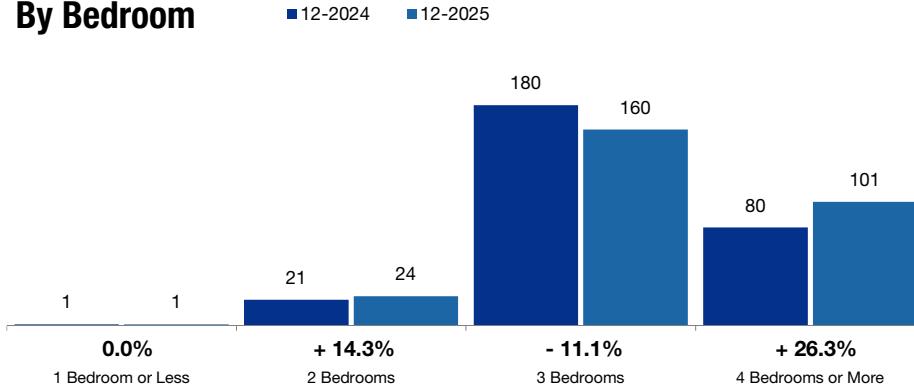
The number of properties available for sale in active status at the end of a given month.  
Based on one month of activity.

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## By Price Range



## By Bedroom



## 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%
All Price Ranges	282	286	+ 1.4%

## Single Family

12-2024	12-2025	Change	12-2024	12-2025	Change
112	73	- 34.8%	2	4	+ 100.0%
113	102	- 9.7%	3	11	+ 266.7%
34	78	+ 129.4%	0	0	--
21	33	+ 57.1%	1	1	0.0%
276	269	- 2.5%	6	17	+ 183.3%

## By Bedroom

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%
All Bedroom Ranges	282	286	+ 1.4%

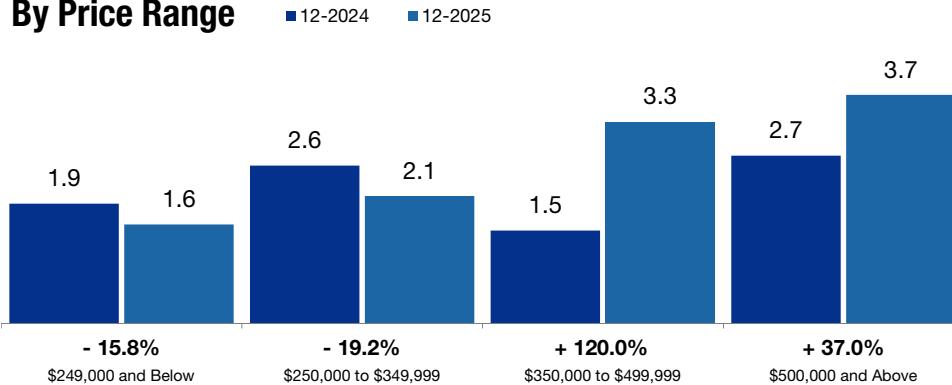
12-2024	12-2025	Change	12-2024	12-2025	Change
1	0	- 100.0%	0	1	--
20	23	+ 15.0%	1	1	0.0%
175	145	- 17.1%	5	15	+ 200.0%
80	101	+ 26.3%	0	0	--
276	269	- 2.5%	6	17	+ 183.3%

# Months Supply of Inventory

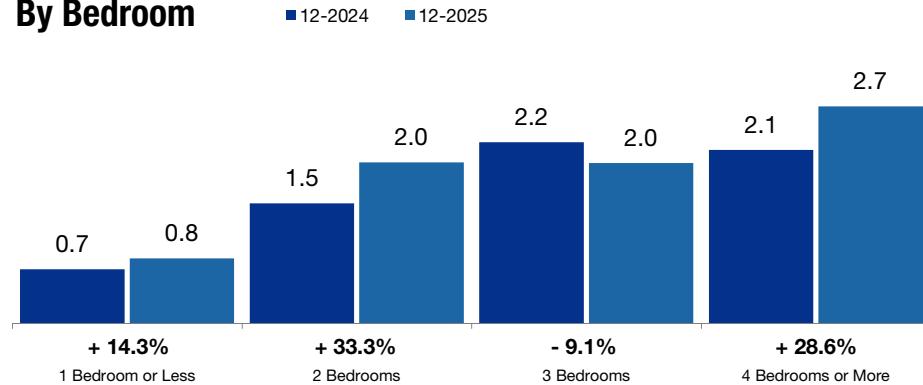
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The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

## By Price Range



## By Bedroom



## 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%
All Price Ranges	2.1	2.2	+ 4.8%

## Single Family

12-2024	12-2025	Change	12-2024	12-2025	Change
1.9	1.5	- 21.1%	1.3	2.5	+ 92.3%
2.5	2.0	- 20.0%	2.7	3.4	+ 25.9%
1.5	3.3	+ 120.0%	--	--	--
2.7	3.6	+ 33.3%	1.0	1.0	0.0%
2.1	2.1	0.0%	2.6	4.9	+ 88.5%

## By Bedroom

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%
All Bedroom Ranges	2.1	2.2	+ 4.8%

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%	--	--	--
2.1	2.1	0.0%	2.6	4.9	+ 88.5%