

Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

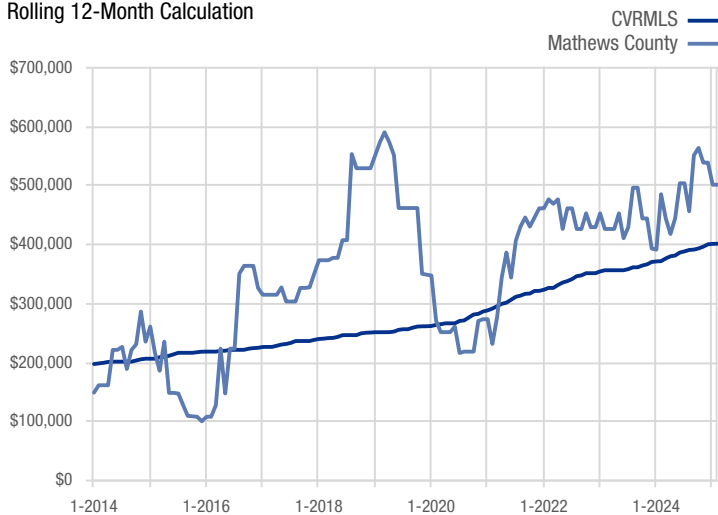
| Single Family | February | | | Year to Date | | |
|--|-----------|--------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 2 | 1 | - 50.0% | 3 | 4 | + 33.3% |
| Pending Sales | 1 | 2 | + 100.0% | 3 | 4 | + 33.3% |
| Closed Sales | 2 | 1 | - 50.0% | 2 | 2 | 0.0% |
| Days on Market Until Sale | 117 | 93 | - 20.5% | 117 | 58 | - 50.4% |
| Median Sales Price* | \$740,500 | \$1,250,000 | + 68.8% | \$740,500 | \$875,000 | + 18.2% |
| Average Sales Price* | \$740,500 | \$1,250,000 | + 68.8% | \$740,500 | \$875,000 | + 18.2% |
| Percent of Original List Price Received* | 91.8% | 86.2% | - 6.1% | 91.8% | 88.6% | - 3.5% |
| Inventory of Homes for Sale | 6 | 3 | - 50.0% | — | — | — |
| Months Supply of Inventory | 2.6 | 1.3 | - 50.0% | — | — | — |

| Condo/Town | February | | | Year to Date | | |
|--|----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | 0.0% | 0 | 1 | — |
| Pending Sales | 0 | 0 | 0.0% | 0 | 1 | — |
| Closed Sales | 0 | 1 | — | 0 | 1 | — |
| Days on Market Until Sale | — | 3 | — | — | 3 | — |
| Median Sales Price* | — | \$298,500 | — | — | \$298,500 | — |
| Average Sales Price* | — | \$298,500 | — | — | \$298,500 | — |
| Percent of Original List Price Received* | — | 100.0% | — | — | 100.0% | — |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

* 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.

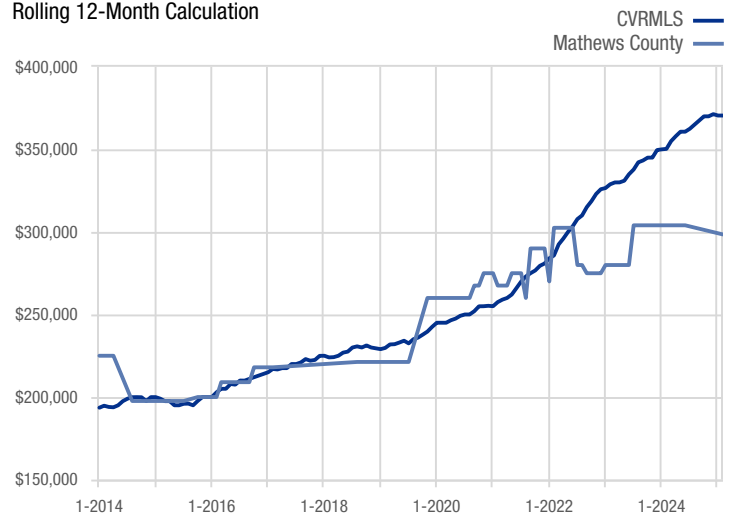
Median Sales Price - Single-Family

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.