

Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



Powhatan County

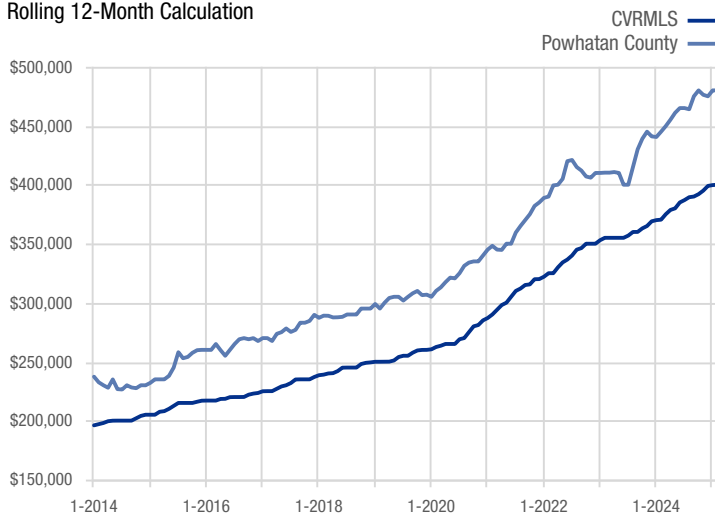
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	31	44	+ 41.9%	75	78	+ 4.0%
Pending Sales	24	34	+ 41.7%	52	50	- 3.8%
Closed Sales	24	15	- 37.5%	53	36	- 32.1%
Days on Market Until Sale	23	47	+ 104.3%	28	45	+ 60.7%
Median Sales Price*	\$510,000	\$526,000	+ 3.1%	\$460,000	\$511,225	+ 11.1%
Average Sales Price*	\$545,906	\$528,292	- 3.2%	\$514,588	\$530,923	+ 3.2%
Percent of Original List Price Received*	100.3%	97.9%	- 2.4%	99.4%	98.9%	- 0.5%
Inventory of Homes for Sale	46	58	+ 26.1%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

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	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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.

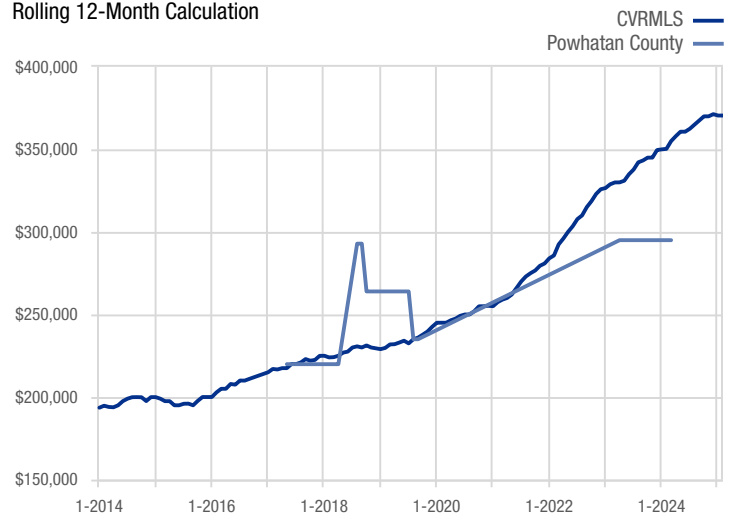
Median Sales Price - Single-Family

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.