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Contact: Robin Spensieri, Vice President of Communications & Media Relations   
Email: [rspensieri@virginiarealtors.org](mailto:rspensieri@virginiarealtors.org)Telephone: 404.433.6015

**Virginia’s 2025 Housing Market Kicks Off with a Slight Uptick in Sales**

*While prices continue climbing, rising inventories offer potential buyers more options*

Richmond, VA – (February 24, 2025) – According to the [January 2025 Virginia Home Sales Report released](https://virginiarealtors.org/research/reports/home-sales-reports/january-2025-home-sales-report/) by Virginia REALTORS®, Virginia’s housing market saw a slight uptick in activity at the beginning of the year. There were 5,758 home sales across the commonwealth in January 2025, 104 more sales than a year ago, inching up by 1.8%.

About half of all counties and cities in Virginia had more sales in January than they had a year ago. Areas that saw increased sales include the Greater Piedmont region, the Northern Virginia suburbs, the Charlottesville area, and parts of Richmond.

There were 9,431 new listings that came onto the market in Virginia at the start of 2025, an increase of nearly 13% over the same time last year—1,065 additional listings.

In total, at the end of January, there were 16,990 active listings on the market across Virginia, 3,088 more listings than last year, representing a significant 22.2% jump in inventory levels. “The rise in available inventory is certainly one of the bright spots in Virginia’s Housing Market” says Virginia REALTORS® 2025 President Lorraine Arora. “However, we are still experiencing issues with inventory shortages. For context, January’s month-end statewide inventory was 35% smaller compared to five years ago.”

While inventory conditions are improving, strong pent-up demand in many local markets is causing upward pressure on prices. Virginia’s statewide median sales price was $399,000 in January, up more than $27,000 since the same time last year, a 7.3% increase. Compared to January 2024, 69% of local markets in Virginia had a higher median sales price.

Regarding what’s likely ahead for 2025, Virginia REALTORS® Deputy Chief Economist Sejal Naik says, “Mortgage rates are expected to go down this year, but their path is projected to be bumpy due to uncertainty around the impact of new policies on consumer sentiment and overall prices in the economy. Sales activity is likely to closely follow these interest rate movements.”

The Virginia Home Sales Report is published by Virginia REALTORS®. [Click here](https://virginiarealtors.org/research/reports/home-sales-reports/january-2025-home-sales-report/)to view the full January 2025 Virginia Home Sales Report.

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**About Virginia REALTORS®**

Virginia REALTORS® (previously known as the Virginia Association of REALTORS®) is the largest trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. Virginia REALTORS® serves as an advocate for homeownership and represents the interests of property owners in the Commonwealth of Virginia. For more information, visit [www.virginiarealtors.org](http://www.virginiarealtors.org) or follow Virginia REALTORS® on [Facebook](https://www.facebook.com/REALTORSVirginia/) and [LinkedIn](https://www.linkedin.com/groups/31801).

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. Top of Form