

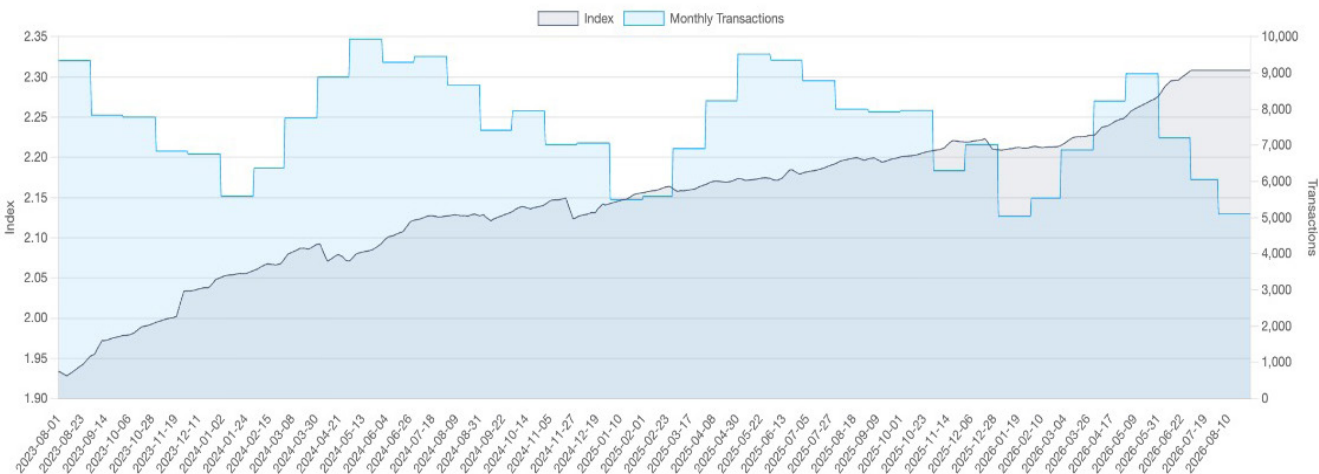
KEY MARKET TRENDS

- The statewide annual price index gains continued to exceed those of the top five cities
- Virginia continued to lead the top five cities in year-over-year price index growth
- Statewide and the top five city transactions fell annually

EXTERNAL INFLUENCES

- Mortgage rates continue to push higher, driven by the AI boom, tariffs, and the Iran War
- Fed policy uncertainty and bond market volatility slowed demand
- Rising insurance premiums and property taxes added to affordability pressures

VIRGINIA STATEWIDE



1 YEAR CHANGE

INDEX	TRANSACTIONS
5.02%	-36.18%

2 YEAR CHANGE

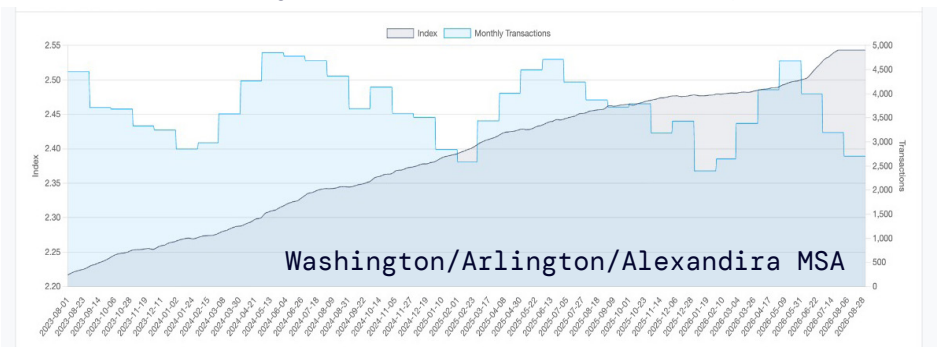
INDEX	TRANSACTIONS
8.51%	-41.07%

3 YEAR CHANGE

INDEX	TRANSACTIONS
18.20%	-45.35%

METROPOLITAN STATISTICAL AREA

Metropolitan Statistical Area is a Census/OMB-defined region consisting of a population center and surrounding counties that are economically integrated with it, primarily through commuting ties. An MSA must include at least one urban area with 50,000 or more residents. The largest MSA that exists in the state has been presented below.

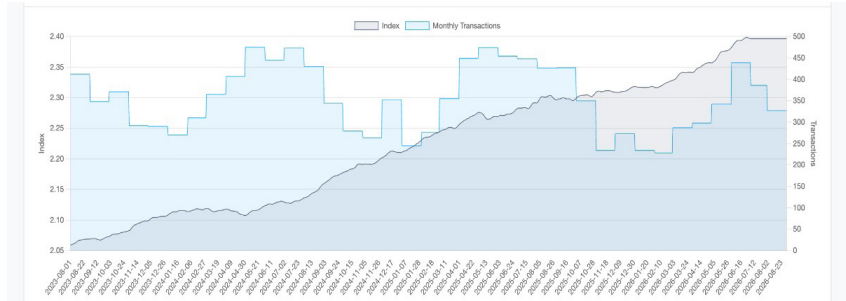


	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.33%	-30.15%
2 YEAR	8.48%	-38.05%
3 YEAR	14.11%	-39.33%

VIRGINIA Top Cities by population size

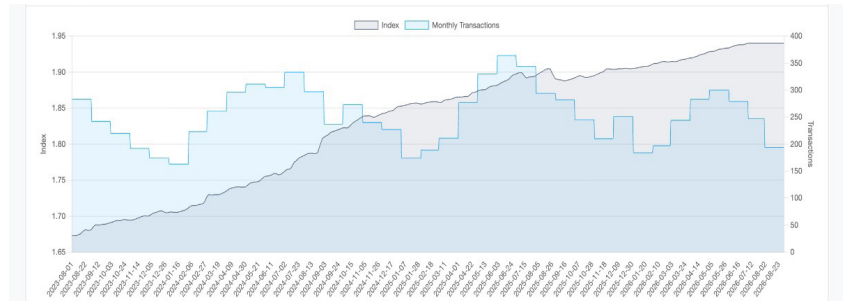
VIRGINIA BEACH

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	4.36%	-23.24%
2 YEAR	11.01%	-23.95%
3 YEAR	15.84%	-20.63%



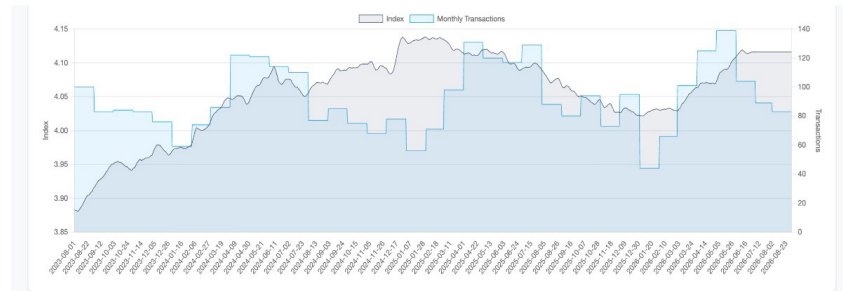
CHESAPEAKE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.60%	-34.01%
2 YEAR	7.25%	-34.68%
3 YEAR	15.40%	-31.45%



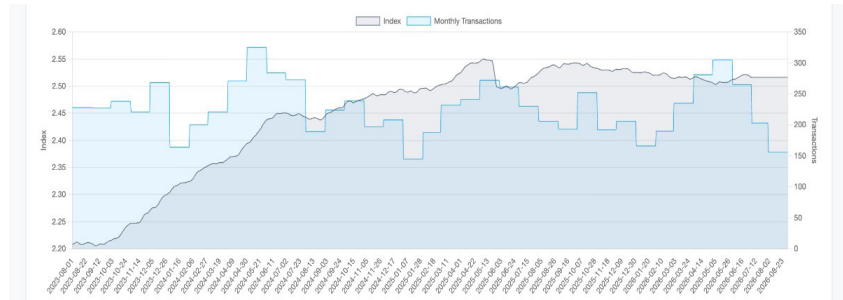
ARLINGTON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.18%	-5.68%
2 YEAR	1.16%	7.79%
3 YEAR	5.13%	-17.00%



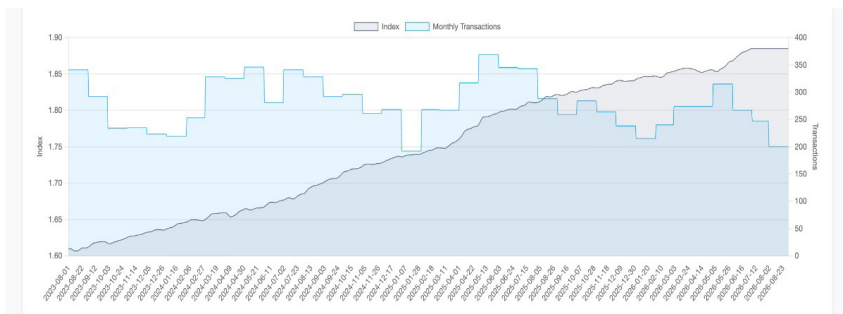
RICHMOND

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.75%	-24.27%
2 YEAR	2.91%	-17.46%
3 YEAR	13.86%	-31.58%



NORFOLK

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.47%	-30.56%
2 YEAR	10.85%	-39.02%
3 YEAR	16.95%	-41.35%



Questions or comments?

Contact report author, Jonathan Miller, at atmiller@streetmatrix.net.
For details on how this report was created, please see our report methodology.
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