

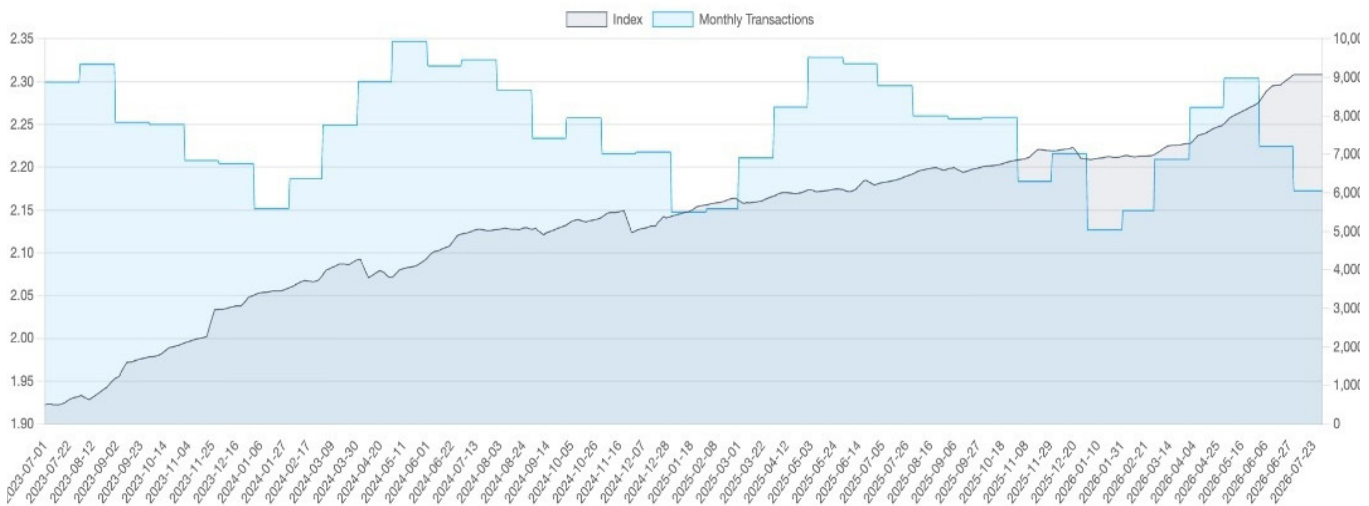
KEY MARKET TRENDS

- The statewide annual price index gains exceeded those of each of the top five cities
- Virginia led the top five cities in year-over-year price index growth
- Sales contracted sharply year over year across the state

EXTERNAL INFLUENCES

- Mortgage rates continued to remain elevated, and listing inventory was limited
- Job creation has been trailing the national average
- The lock-in effect continued to restrain housing

VIRGINIA STATEWIDE



1 YEAR CHANGE

INDEX
5.31%

TRANSACTIONS
-31.12%

2 YEAR CHANGE

INDEX
8.52%

TRANSACTIONS
-36.00%

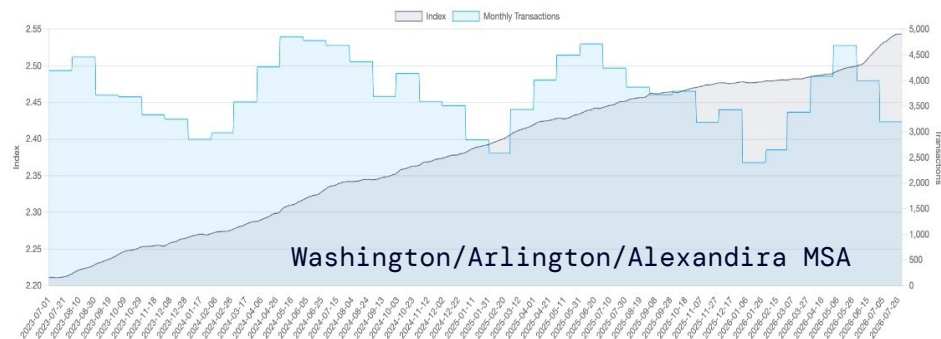
3 YEAR CHANGE

INDEX
19.46%

TRANSACTIONS
-31.82%

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.



Washington/Arlington/Alexandria MSA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.72%	-24.92%
2 YEAR	8.59%	-31.81%
3 YEAR	14.77%	-23.84%

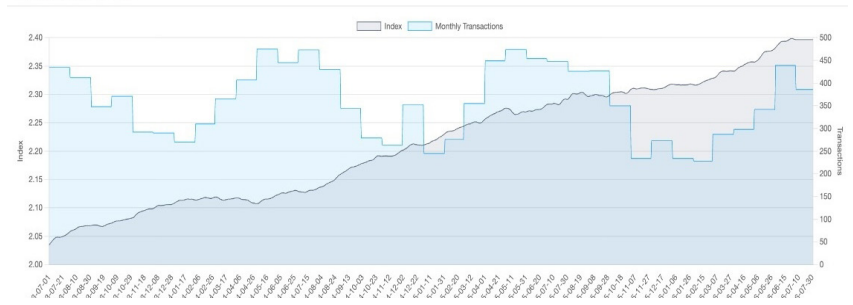


About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable insights into price change trends and volatility. © 2026 StreetMatrix. All Worldwide Rights Reserved.

VIRGINIA Top Cities by population size

VIRGINIA BEACH

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	4.59%	-13.84%
2 YEAR	12.21%	-18.39%
3 YEAR	16.49%	-11.26%



CHESAPEAKE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.39%	-28.20%
2 YEAR	8.77%	-25.83%
3 YEAR	15.96%	-17.67%



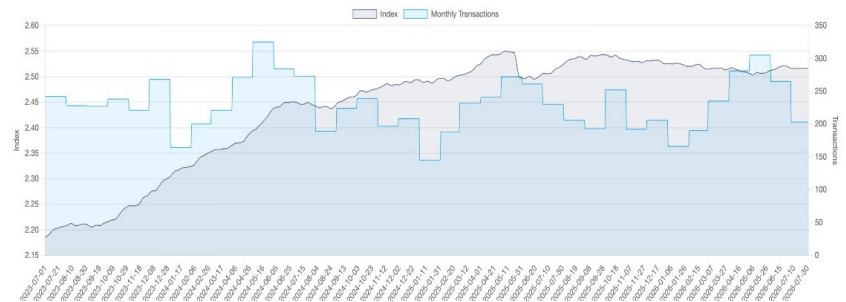
ARLINGTON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.63%	-31.01%
2 YEAR	1.52%	-19.09%
3 YEAR	6.02%	-11.88%



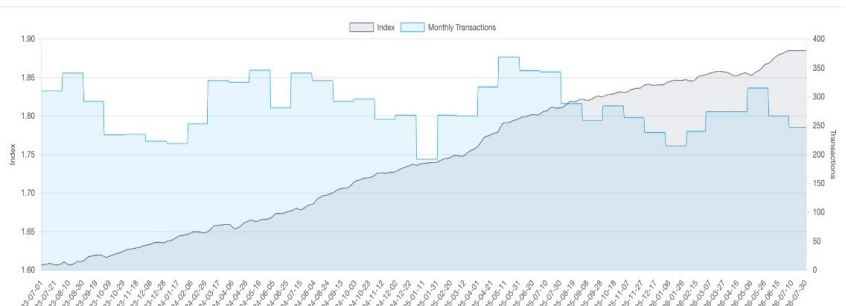
RICHMOND

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.31%	-11.74%
2 YEAR	2.99%	-25.64%
3 YEAR	13.99%	-16.12%



NORFOLK

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	4.10%	-27.99%
2 YEAR	11.85%	-27.57%
3 YEAR	17.17%	-20.32%



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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