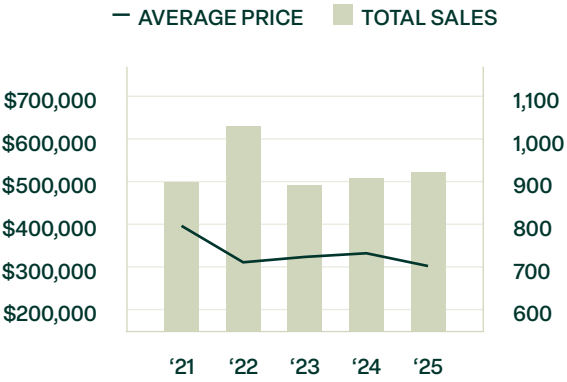


NEW RIVER VALLEY MSA OVERVIEW



	2025	2024	% CHG
Total Sales	914	904	1.1
Price per Sq. Ft.	\$185	\$176	5.1
Days on Market	43	37	16.2
Avg. Sales Price	\$302,975	\$329,054	-7.9
Total Volume	\$322,350,631	\$297,465,517	8.4



BLACKSBURG

	2025	2024	% CHG
Total Sales	132	112	17.9
Price per Sq. Ft.	\$240	\$236	1.7
Days on Market	40	28	42.9
Avg. Sales Price	\$438,300	\$453,689	-3.4
Total Volume	\$64,066,172	\$50,813,205	26.1

CHRISTIANSBURG

	2025	2024	% CHG
Total Sales	120	138	-13.0
Price per Sq. Ft.	\$180	\$174	3.4
Days on Market	29	28	3.6
Avg. Sales Price	\$328,500	\$325,771	0.8
Total Volume	\$40,180,390	\$44,956,471	-10.6

MONTGOMERY COUNTY

	2025	2024	% CHG
Total Sales	444	413	7.5
Price per Sq. Ft.	\$207	\$197	5.1
Days on Market	38	29	31.0
Avg. Sales Price	\$428,827	\$388,821	10.3
Total Volume	\$190,399,248	\$160,583,414	18.6

GILES COUNTY

	2025	2024	% CHG
Total Sales	50	63	-20.6
Price per Sq. Ft.	\$133	\$143	-7.0
Days on Market	46	49	-6.1
Avg. Sales Price	\$229,292	\$242,511	-5.5
Total Volume	\$11,464,622	\$15,278,225	-25.0

PULASKI COUNTY

	2025	2024	% CHG
Total Sales	165	182	-9.3
Price per Sq. Ft.	\$163	\$145	12.4
Days on Market	43	38	13.2
Avg. Sales Price	\$272,103	\$258,296	5.3
Total Volume	\$44,897,150	\$47,010,000	-4.5

FLOYD COUNTY

	2025	2024	% CHG
Total Sales	42	50	-16.0
Price per Sq. Ft.	\$207	\$207	0
Days on Market	41	62	-33.9
Avg. Sales Price	\$310,704	\$388,353	-20.0
Total Volume	\$13,049,600	\$19,417,687	-32.8

CITY OF RADFORD

	2025	2024	% CHG
Total Sales	86	72	19.4
Price per Sq. Ft.	\$170	\$159	6.9
Days on Market	55	19	189.5
Avg. Sales Price	\$288,331	\$282,306	2.1
Total Volume	\$24,796,500	\$20,326,100	-22.0

CLAYTOR LAKE

	2025	2024	% CHG
Total Sales	12	7	71.4
Price per Sq. Ft.	\$355	\$223	59.2
Days on Market	52	56	-7.1
Avg. Sales Price	\$534,516	\$460,414	16.1
Total Volume	\$6,414,200	\$3,222,900	99.0



NEW RIVER VALLEY, VA

Market Performance
at a Glance

The first half of 2025 closely mirrored 2024, with a steadily strong demand across most price brackets. Buyers have adapted to current mortgage rates, and homes priced correctly are still seeing multiple offers. Yet affordability remains the central challenge for many. We’re shifting toward a more balanced market—not overwhelmingly favoring sellers, but not swinging to buyers either. If you’re considering listing later this year, pricing smartly keeps you in a strong position. And buyers, stay ready—opportunities are increasing.

Our Nest agents are closely monitoring trends and projections, and are ready to guide you through whatever comes next.

TOTAL SALES

914

1.1% Year Over Year

DAYS ON MARKET

43

+16.2% Year Over Year

AVERAGE SALES PRICE

\$302,975

-7.9% Year Over Year

NEW LISTINGS

596

-0.5% Year Over Year

The New River Valley MSA includes the towns of Blacksburg and Christiansburg, the City of Radford, along with the counties of Montgomery, Floyd, and Giles. Data as of 7/5/25.