## **Local Market Update – October 2025**A Research Tool Provided by Central Virginia Regional MLS.

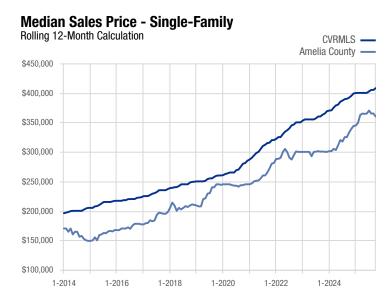


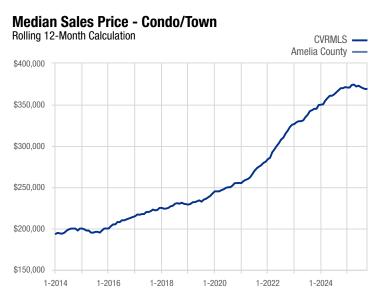
## **Amelia County**

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	13	7	- 46.2%	143	180	+ 25.9%	
Pending Sales	11	17	+ 54.5%	113	152	+ 34.5%	
Closed Sales	9	10	+ 11.1%	106	138	+ 30.2%	
Days on Market Until Sale	47	17	- 63.8%	25	28	+ 12.0%	
Median Sales Price*	\$385,000	\$310,000	- 19.5%	\$335,000	\$355,000	+ 6.0%	
Average Sales Price*	\$469,556	\$275,567	- 41.3%	\$362,093	\$380,294	+ 5.0%	
Percent of Original List Price Received*	96.7%	99.5%	+ 2.9%	100.2%	98.9%	- 1.3%	
Inventory of Homes for Sale	30	14	- 53.3%		_	_	
Months Supply of Inventory	2.8	1.0	- 64.3%			_	

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
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	_				_	_	

<sup>\*</sup> 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.





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.