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

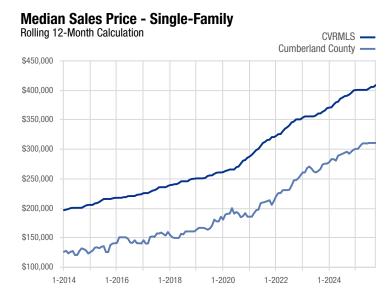


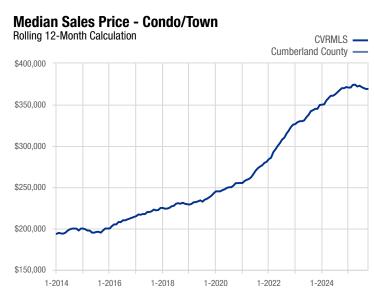
## **Cumberland County**

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	10	16	+ 60.0%	132	135	+ 2.3%	
Pending Sales	13	8	- 38.5%	108	103	- 4.6%	
Closed Sales	10	7	- 30.0%	97	99	+ 2.1%	
Days on Market Until Sale	41	30	- 26.8%	35	32	- 8.6%	
Median Sales Price*	\$285,450	\$245,000	- 14.2%	\$295,000	\$324,500	+ 10.0%	
Average Sales Price*	\$335,550	\$245,524	- 26.8%	\$323,259	\$330,696	+ 2.3%	
Percent of Original List Price Received*	95.0%	92.9%	- 2.2%	97.8%	97.0%	- 0.8%	
Inventory of Homes for Sale	16	27	+ 68.8%		_	_	
Months Supply of Inventory	1.6	2.8	+ 75.0%			_	

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.