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

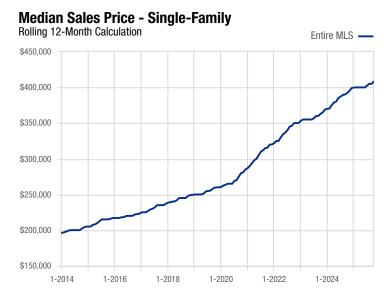


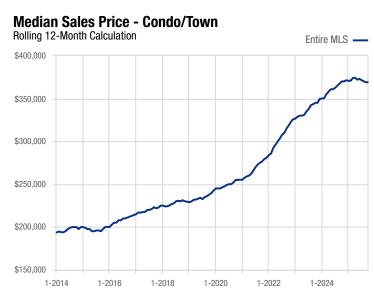
Entire MLS

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	1,764	1,819	+ 3.1%	17,303	18,407	+ 6.4%
Pending Sales	1,316	1,456	+ 10.6%	13,522	13,813	+ 2.2%
Closed Sales	1,379	1,344	- 2.5%	13,024	13,127	+ 0.8%
Days on Market Until Sale	30	31	+ 3.3%	27	29	+ 7.4%
Median Sales Price*	\$391,692	\$415,000	+ 6.0%	\$395,000	\$408,500	+ 3.4%
Average Sales Price*	\$459,710	\$494,141	+ 7.5%	\$462,369	\$478,241	+ 3.4%
Percent of Original List Price Received*	99.2%	98.1%	- 1.1%	100.2%	99.4%	- 0.8%
Inventory of Homes for Sale	2,864	2,974	+ 3.8%		_	_
Months Supply of Inventory	2.2	2.3	+ 4.5%			_

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	364	379	+ 4.1%	3,251	3,694	+ 13.6%	
Pending Sales	223	245	+ 9.9%	2,474	2,536	+ 2.5%	
Closed Sales	265	266	+ 0.4%	2,382	2,493	+ 4.7%	
Days on Market Until Sale	37	39	+ 5.4%	32	36	+ 12.5%	
Median Sales Price*	\$372,000	\$370,345	- 0.4%	\$370,743	\$369,000	- 0.5%	
Average Sales Price*	\$395,907	\$397,035	+ 0.3%	\$391,189	\$395,065	+ 1.0%	
Percent of Original List Price Received*	99.6%	98.2%	- 1.4%	100.1%	98.7%	- 1.4%	
Inventory of Homes for Sale	635	788	+ 24.1%		_	_	
Months Supply of Inventory	2.7	3.2	+ 18.5%		_	_	

^{*} 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.