

# Local Market Update – August 2025

A Research Tool Provided by Central Virginia Regional MLS.



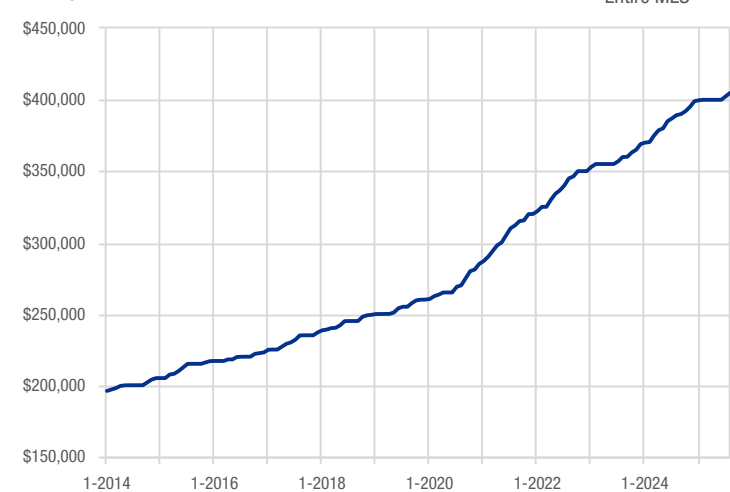
## Entire MLS

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	1,714	1,613	- 5.9%	13,842	14,610	+ 5.5%
Pending Sales	1,308	1,332	+ 1.8%	10,902	11,097	+ 1.8%
Closed Sales	1,378	1,387	+ 0.7%	10,401	10,509	+ 1.0%
Days on Market Until Sale	23	24	+ 4.3%	26	29	+ 11.5%
Median Sales Price*	\$395,000	\$409,000	+ 3.5%	\$395,000	\$408,000	+ 3.3%
Average Sales Price*	\$468,589	\$476,591	+ 1.7%	\$463,168	\$477,736	+ 3.1%
Percent of Original List Price Received*	100.1%	99.1%	- 1.0%	100.5%	99.7%	- 0.8%
Inventory of Homes for Sale	2,770	2,852	+ 3.0%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

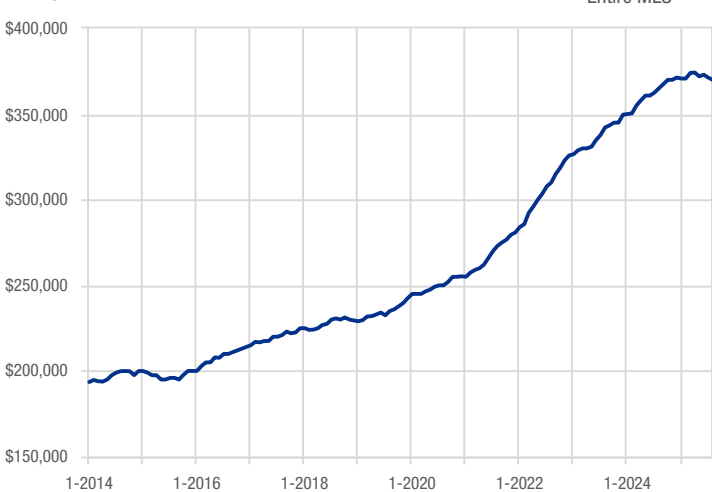
Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	345	351	+ 1.7%	2,535	2,938	+ 15.9%
Pending Sales	260	270	+ 3.8%	1,993	2,075	+ 4.1%
Closed Sales	261	284	+ 8.8%	1,891	1,982	+ 4.8%
Days on Market Until Sale	30	34	+ 13.3%	31	36	+ 16.1%
Median Sales Price*	\$372,255	\$365,000	- 1.9%	\$369,950	\$369,000	- 0.3%
Average Sales Price*	\$394,219	\$398,812	+ 1.2%	\$388,876	\$396,124	+ 1.9%
Percent of Original List Price Received*	99.6%	98.1%	- 1.5%	100.2%	98.8%	- 1.4%
Inventory of Homes for Sale	534	722	+ 35.2%	—	—	—
Months Supply of Inventory	2.3	2.9	+ 26.1%	—	—	—

\* 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.

### Median Sales Price - Single-Family



### Median Sales Price - Condo/Town



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.