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

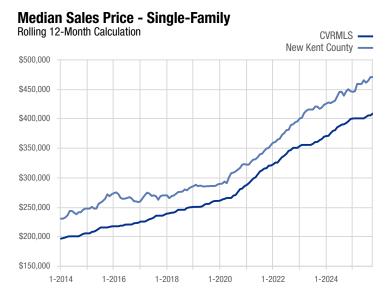


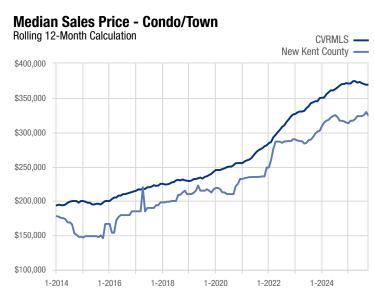
New Kent County

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	46	80	+ 73.9%	390	529	+ 35.6%	
Pending Sales	29	42	+ 44.8%	291	347	+ 19.2%	
Closed Sales	31	26	- 16.1%	300	317	+ 5.7%	
Days on Market Until Sale	61	81	+ 32.8%	43	43	0.0%	
Median Sales Price*	\$455,000	\$434,245	- 4.6%	\$445,250	\$471,990	+ 6.0%	
Average Sales Price*	\$510,447	\$459,919	- 9.9%	\$484,151	\$504,923	+ 4.3%	
Percent of Original List Price Received*	97.7%	100.3%	+ 2.7%	100.8%	100.1%	- 0.7%	
Inventory of Homes for Sale	101	146	+ 44.6%		_	_	
Months Supply of Inventory	3.6	4.5	+ 25.0%		_	_	

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	9	4	- 55.6%	49	43	- 12.2%
Pending Sales	8	2	- 75.0%	37	32	- 13.5%
Closed Sales	10	3	- 70.0%	35	35	0.0%
Days on Market Until Sale	56	20	- 64.3%	31	37	+ 19.4%
Median Sales Price*	\$338,490	\$301,000	- 11.1%	\$313,990	\$324,085	+ 3.2%
Average Sales Price*	\$324,579	\$302,333	- 6.9%	\$313,450	\$327,240	+ 4.4%
Percent of Original List Price Received*	98.5%	98.8%	+ 0.3%	99.4%	96.4%	- 3.0%
Inventory of Homes for Sale	12	8	- 33.3%		_	_
Months Supply of Inventory	3.2	2.4	- 25.0%		_	_

^{*} 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.