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

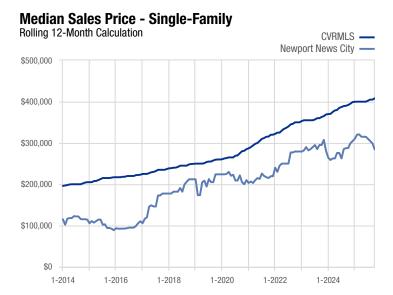


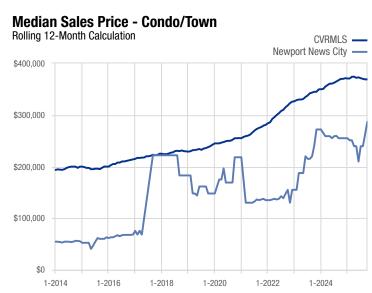
Newport News City

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	7	4	- 42.9%	29	26	- 10.3%	
Pending Sales	3	2	- 33.3%	18	17	- 5.6%	
Closed Sales	2	3	+ 50.0%	17	15	- 11.8%	
Days on Market Until Sale	101	39	- 61.4%	35	35	0.0%	
Median Sales Price*	\$302,500	\$269,950	- 10.8%	\$290,000	\$269,000	- 7.2%	
Average Sales Price*	\$302,500	\$284,983	- 5.8%	\$398,941	\$297,990	- 25.3%	
Percent of Original List Price Received*	90.6%	96.2%	+ 6.2%	94.6%	98.7%	+ 4.3%	
Inventory of Homes for Sale	9	4	- 55.6%			_	
Months Supply of Inventory	4.7	1.8	- 61.7%			_	

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	2		5	13	+ 160.0%
Pending Sales	0	1		4	9	+ 125.0%
Closed Sales	0	1		4	9	+ 125.0%
Days on Market Until Sale	_	285		34	93	+ 173.5%
Median Sales Price*	_	\$379,990		\$255,000	\$287,000	+ 12.5%
Average Sales Price*	_	\$379,990		\$233,500	\$287,001	+ 22.9%
Percent of Original List Price Received*	_	85.0%		98.9%	94.0%	- 5.0%
Inventory of Homes for Sale	1	2	+ 100.0%		_	_
Months Supply of Inventory	0.8	1.8	+ 125.0%		_	_

^{*} 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.