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

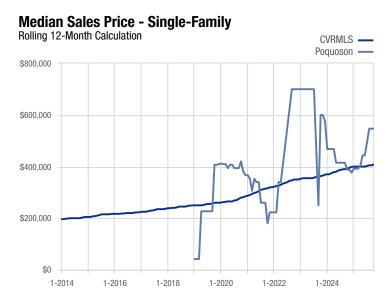


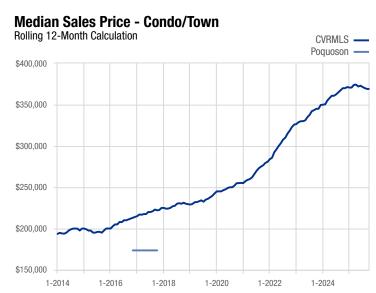
Poquoson

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	2	0	- 100.0%	5	5	0.0%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	3	3	0.0%
Days on Market Until Sale	_	_		14	24	+ 71.4%
Median Sales Price*				\$361,000	\$599,000	+ 65.9%
Average Sales Price*	_	_		\$350,333	\$589,667	+ 68.3%
Percent of Original List Price Received*	_			101.1%	99.7%	- 1.4%
Inventory of Homes for Sale	3	0	- 100.0%		_	_
Months Supply of Inventory	3.0				_	_

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	_				_	_

^{*} 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.