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

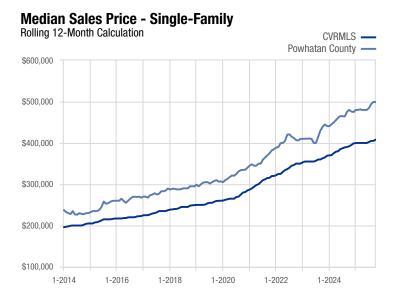


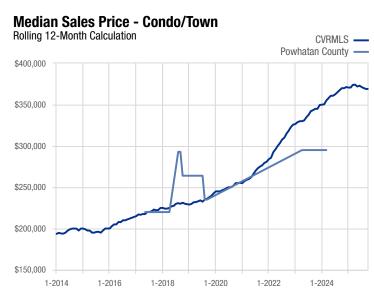
Powhatan County

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	44	64	+ 45.5%	435	517	+ 18.9%	
Pending Sales	29	39	+ 34.5%	328	358	+ 9.1%	
Closed Sales	26	33	+ 26.9%	324	328	+ 1.2%	
Days on Market Until Sale	18	38	+ 111.1%	22	28	+ 27.3%	
Median Sales Price*	\$509,500	\$502,000	- 1.5%	\$487,375	\$505,000	+ 3.6%	
Average Sales Price*	\$524,846	\$614,767	+ 17.1%	\$529,768	\$576,189	+ 8.8%	
Percent of Original List Price Received*	99.3%	98.8%	- 0.5%	99.1%	99.0%	- 0.1%	
Inventory of Homes for Sale	64	85	+ 32.8%		_	_	
Months Supply of Inventory	2.0	2.5	+ 25.0%		_	_	

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.