## **Local Market Update – October 2025**

A Research Tool Provided by Central Virginia Regional MLS.



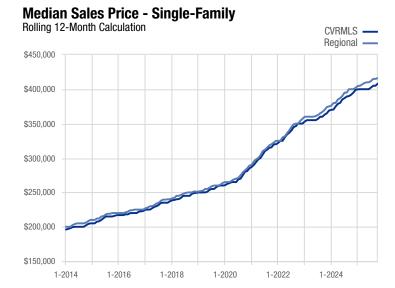
## Regional

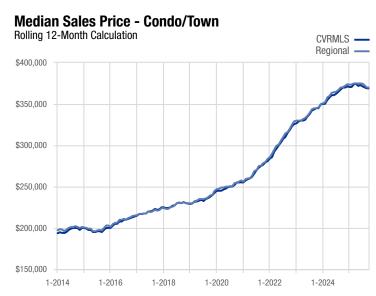
Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	1,508	1,546	+ 2.5%	14,620	15,605	+ 6.7%	
Pending Sales	1,145	1,288	+ 12.5%	11,635	11,967	+ 2.9%	
Closed Sales	1,174	1,196	+ 1.9%	11,211	11,351	+ 1.2%	
Days on Market Until Sale	28	28	0.0%	25	27	+ 8.0%	
Median Sales Price*	\$399,175	\$424,975	+ 6.5%	\$400,000	\$418,000	+ 4.5%	
Average Sales Price*	\$467,416	\$504,600	+ 8.0%	\$468,564	\$488,119	+ 4.2%	
Percent of Original List Price Received*	99.5%	98.5%	- 1.0%	100.7%	99.8%	- 0.9%	
Inventory of Homes for Sale	2,235	2,321	+ 3.8%			_	
Months Supply of Inventory	2.0	2.0	0.0%		_	_	

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	350	367	+ 4.9%	3,094	3,545	+ 14.6%
Pending Sales	214	238	+ 11.2%	2,358	2,442	+ 3.6%
Closed Sales	253	256	+ 1.2%	2,270	2,400	+ 5.7%
Days on Market Until Sale	38	38	0.0%	32	36	+ 12.5%
Median Sales Price*	\$370,000	\$370,840	+ 0.2%	\$373,475	\$369,523	- 1.1%
Average Sales Price*	\$395,267	\$398,169	+ 0.7%	\$392,841	\$396,553	+ 0.9%
Percent of Original List Price Received*	99.7%	98.2%	- 1.5%	100.2%	98.7%	- 1.5%
Inventory of Homes for Sale	609	765	+ 25.6%		_	_
Months Supply of Inventory	2.7	3.2	+ 18.5%		_	_

<sup>\*</sup> 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.

Current as of November 10, 2025. All data from Central Virginia Regional MLS. Report © 2025 ShowingTime Plus, LLC.