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

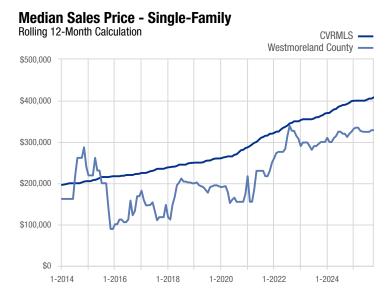


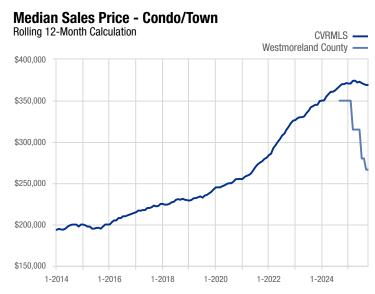
## **Westmoreland County**

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	5	4	- 20.0%	79	73	- 7.6%	
Pending Sales	5	2	- 60.0%	49	50	+ 2.0%	
Closed Sales	8	2	- 75.0%	45	50	+ 11.1%	
Days on Market Until Sale	65	44	- 32.3%	53	55	+ 3.8%	
Median Sales Price*	\$304,500	\$255,250	- 16.2%	\$319,900	\$324,000	+ 1.3%	
Average Sales Price*	\$388,150	\$255,250	- 34.2%	\$407,390	\$355,947	- 12.6%	
Percent of Original List Price Received*	98.4%	94.9%	- 3.6%	97.2%	97.9%	+ 0.7%	
Inventory of Homes for Sale	18	17	- 5.6%		_	_	
Months Supply of Inventory	4.1	3.6	- 12.2%		_	_	

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	_	_	<del></del>	106	31	- 70.8%
Median Sales Price*	_	_		\$350,000	\$266,500	- 23.9%
Average Sales Price*	_	_		\$350,000	\$266,500	- 23.9%
Percent of Original List Price Received*	_	_		88.6%	98.9%	+ 11.6%
Inventory of Homes for Sale	0	0	0.0%		_	_
Months Supply of Inventory	_				_	_

<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.