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

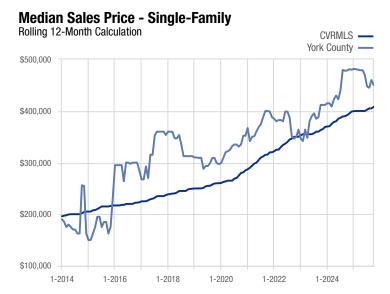


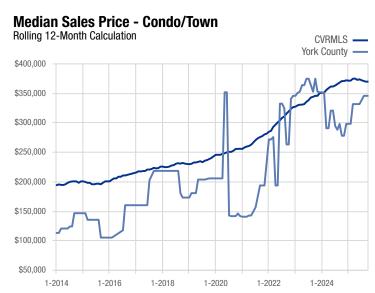
## **York County**

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	4	4	0.0%	36	30	- 16.7%	
Pending Sales	1	3	+ 200.0%	31	19	- 38.7%	
Closed Sales	3	2	- 33.3%	31	16	- 48.4%	
Days on Market Until Sale	10	29	+ 190.0%	27	21	- 22.2%	
Median Sales Price*	\$479,000	\$480,000	+ 0.2%	\$481,000	\$437,500	- 9.0%	
Average Sales Price*	\$420,333	\$480,000	+ 14.2%	\$501,090	\$486,485	- 2.9%	
Percent of Original List Price Received*	100.9%	97.5%	- 3.4%	96.5%	99.7%	+ 3.3%	
Inventory of Homes for Sale	7	6	- 14.3%		_	_	
Months Supply of Inventory	2.5	2.8	+ 12.0%		_	_	

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	0	0	0.0%	8	7	- 12.5%	
Pending Sales	0	0	0.0%	5	5	0.0%	
Closed Sales	0	0	0.0%	4	4	0.0%	
Days on Market Until Sale	_	_		15	11	- 26.7%	
Median Sales Price*	_	_		\$287,420	\$374,500	+ 30.3%	
Average Sales Price*	_	_		\$302,460	\$357,575	+ 18.2%	
Percent of Original List Price Received*	_			98.7%	100.6%	+ 1.9%	
Inventory of Homes for Sale	1	1	0.0%		_	_	
Months Supply of Inventory	1.0	0.9	- 10.0%		_	_	

<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.