

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.

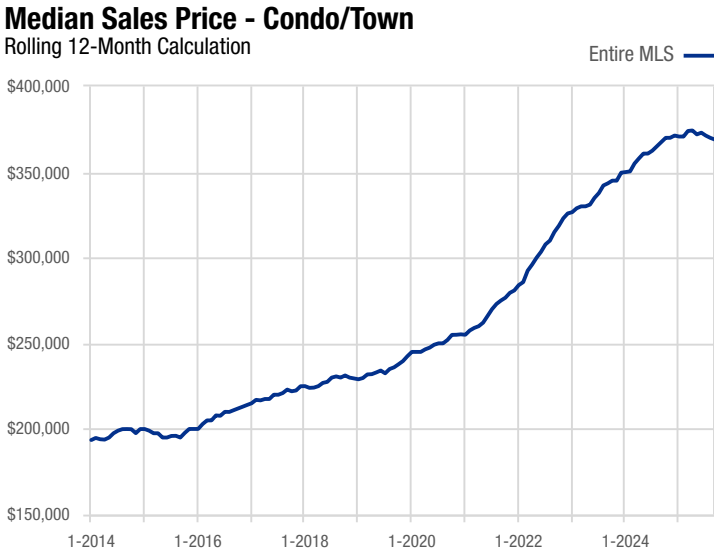
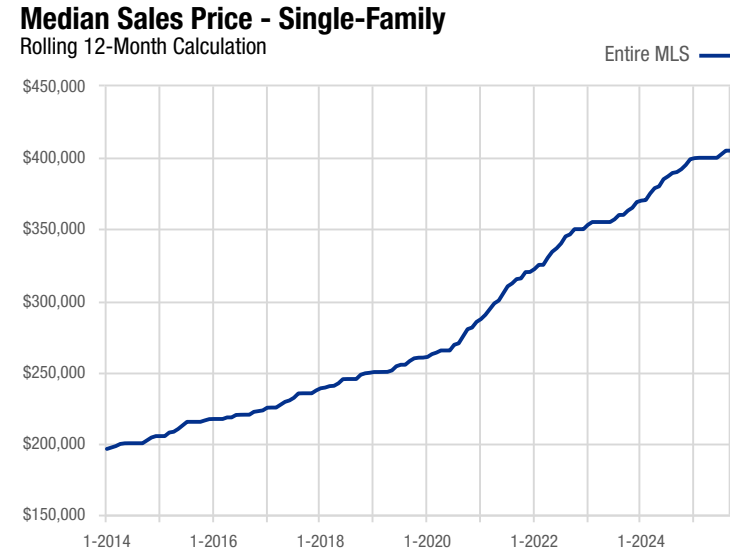


Entire MLS

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	1,697	1,831	+ 7.9%	15,539	16,519	+ 6.3%
Pending Sales	1,306	1,422	+ 8.9%	12,207	12,434	+ 1.9%
Closed Sales	1,243	1,271	+ 2.3%	11,645	11,780	+ 1.2%
Days on Market Until Sale	28	33	+ 17.9%	27	29	+ 7.4%
Median Sales Price*	\$399,995	\$400,000	+ 0.0%	\$395,000	\$406,000	+ 2.8%
Average Sales Price*	\$458,663	\$465,720	+ 1.5%	\$462,684	\$476,440	+ 3.0%
Percent of Original List Price Received*	99.4%	98.5%	- 0.9%	100.4%	99.6%	- 0.8%
Inventory of Homes for Sale	2,778	2,944	+ 6.0%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	352	359	+ 2.0%	2,887	3,309	+ 14.6%
Pending Sales	258	249	- 3.5%	2,251	2,306	+ 2.4%
Closed Sales	226	244	+ 8.0%	2,117	2,226	+ 5.1%
Days on Market Until Sale	32	38	+ 18.8%	31	36	+ 16.1%
Median Sales Price*	\$388,000	\$360,705	- 7.0%	\$370,485	\$368,913	- 0.4%
Average Sales Price*	\$405,011	\$384,007	- 5.2%	\$390,599	\$394,796	+ 1.1%
Percent of Original List Price Received*	99.9%	98.3%	- 1.6%	100.2%	98.8%	- 1.4%
Inventory of Homes for Sale	565	740	+ 31.0%	—	—	—
Months Supply of Inventory	2.4	3.0	+ 25.0%	—	—	—

* 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.