

Local Market Update – November 2025

A Research Tool Provided by Central Virginia Regional MLS.

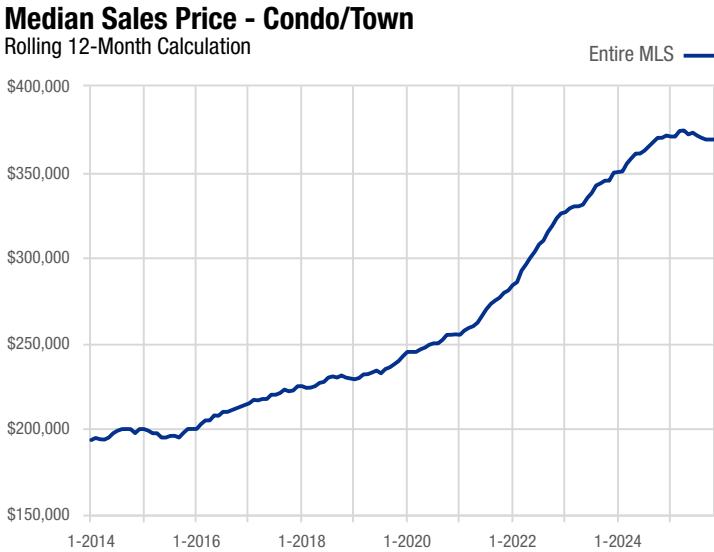
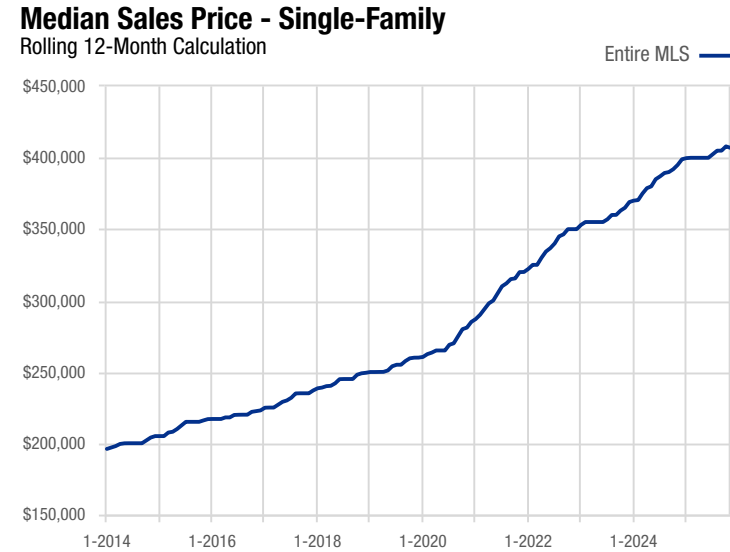


Entire MLS

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1,376	1,199	- 12.9%	18,679	19,680	+ 5.4%
Pending Sales	1,127	1,205	+ 6.9%	14,649	14,945	+ 2.0%
Closed Sales	1,204	1,139	- 5.4%	14,228	14,274	+ 0.3%
Days on Market Until Sale	31	34	+ 9.7%	27	30	+ 11.1%
Median Sales Price*	\$407,900	\$399,250	- 2.1%	\$396,000	\$407,000	+ 2.8%
Average Sales Price*	\$483,275	\$478,755	- 0.9%	\$464,138	\$478,272	+ 3.0%
Percent of Original List Price Received*	99.1%	98.3%	- 0.8%	100.1%	99.3%	- 0.8%
Inventory of Homes for Sale	2,749	2,686	- 2.3%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	307	263	- 14.3%	3,558	3,962	+ 11.4%
Pending Sales	231	222	- 3.9%	2,705	2,742	+ 1.4%
Closed Sales	238	207	- 13.0%	2,620	2,702	+ 3.1%
Days on Market Until Sale	43	40	- 7.0%	33	37	+ 12.1%
Median Sales Price*	\$370,000	\$365,000	- 1.4%	\$370,000	\$368,913	- 0.3%
Average Sales Price*	\$395,922	\$388,485	- 1.9%	\$391,619	\$394,471	+ 0.7%
Percent of Original List Price Received*	99.2%	98.9%	- 0.3%	100.0%	98.7%	- 1.3%
Inventory of Homes for Sale	628	722	+ 15.0%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

* 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.