

# Local Market Update – November 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Regional

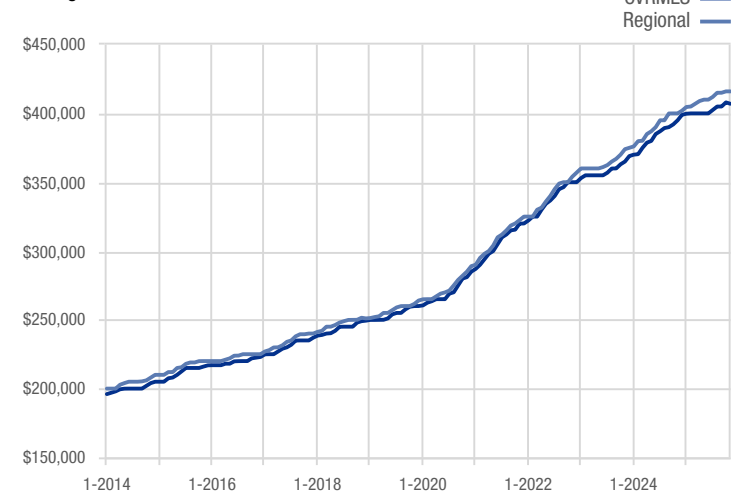
Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

Single Family	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	1,129	1,009	- 10.6%	15,749	16,674	+ 5.9%
Pending Sales	974	1,028	+ 5.5%	12,609	12,928	+ 2.5%
Closed Sales	1,032	1,001	- 3.0%	12,243	12,357	+ 0.9%
Days on Market Until Sale	28	31	+ 10.7%	25	27	+ 8.0%
Median Sales Price*	\$410,000	\$404,000	- 1.5%	\$400,000	\$417,000	+ 4.3%
Average Sales Price*	\$485,240	\$481,909	- 0.7%	\$469,969	\$487,566	+ 3.7%
Percent of Original List Price Received*	99.4%	98.7%	- 0.7%	100.6%	99.7%	- 0.9%
Inventory of Homes for Sale	2,114	2,075	- 1.8%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

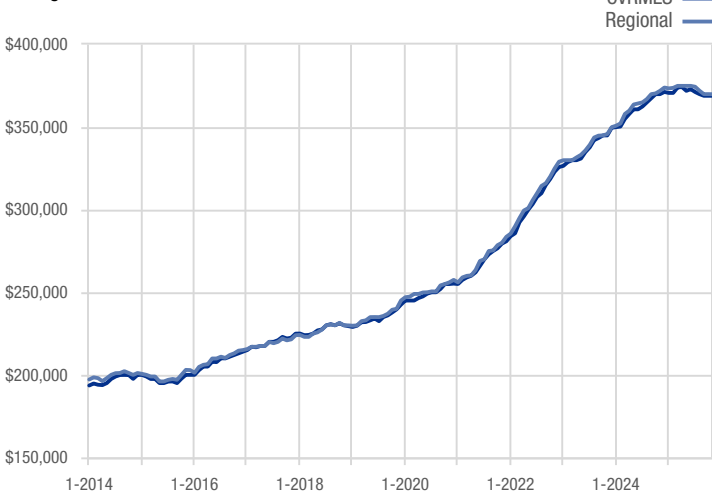
Condo/Town	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	287	258	- 10.1%	3,381	3,808	+ 12.6%
Pending Sales	222	217	- 2.3%	2,580	2,643	+ 2.4%
Closed Sales	224	201	- 10.3%	2,494	2,603	+ 4.4%
Days on Market Until Sale	43	40	- 7.0%	33	37	+ 12.1%
Median Sales Price*	\$371,220	\$368,000	- 0.9%	\$373,298	\$369,413	- 1.0%
Average Sales Price*	\$402,961	\$391,420	- 2.9%	\$393,750	\$396,063	+ 0.6%
Percent of Original List Price Received*	99.3%	98.9%	- 0.4%	100.1%	98.7%	- 1.4%
Inventory of Homes for Sale	597	704	+ 17.9%	—	—	—
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.

### Median Sales Price - Single-Family



### Median Sales Price - Condo/Town



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 December 10, 2025. All data from Central Virginia Regional MLS. Report © 2025 ShowingTime Plus, LLC.