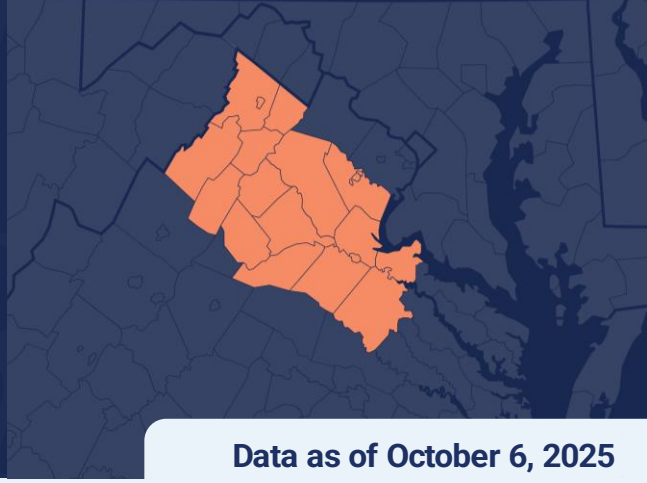
North Central Virginia

September 2025 Housing Market Report

Prepared by Bright Research



Data as of October 6, 2025

Key Market Statistics	Sep 2025	Sep 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	1,418	1,303	+8.8%	12,442	12,860	-3.3%
Median Sold Price	$499,900	$489,999	+2.0%	$500,000	$485,000	+3.1%
Median Days on Market	21 days	13 days	+8 days	13 days	9 days	+4 days
New Pending Sales	1,438	1,473	-2.4%	13,152	13,438	-2.1%
New Listings	1,698	1,530	+11.0%	18,134	16,821	+7.8%
Active Listings	3,522	2,490	+41.4%	3,522	2,490	+41.4%
Months of Supply	2.57	1.82	+0.75 mos.	2.57	1.82	+0.75 mos.
Showings	23,408	22,857	+2.4%	226,895	226,677	+0.1%

Housing Market Trends

Housing market conditions uncertain in the North Central Virginia market. Lower rates boosted closed sales in September, but there is still a lot of uncertainty in the regional housing market. There were 1,418 closed sales last month, an 8.8% gain over a year ago. However, the number of new pending contracts was down by 2.4% year-over-year as the federal government shutdown weighed on some potential buyers.

Inventory continues to climb in the region. At the end of September, there were 3,522 active listings, which was up 41.4% compared to a year ago.

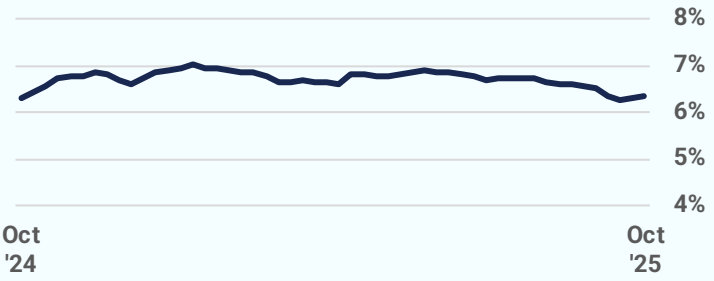
More inventory is slowing price growth in the region. The median sold price in September was $499,900, up 2.0% year-over-year. However, the median price of both detached and attached homes fell in September; this is the first year-over-year drop in detached home prices since April 2023.

Homes are taking longer to sell. The median days on market was 21 in September, eight days slower than a year ago.

Market Outlook

The North Central Virginia housing market has been impacted by federal workforce layoffs and budget cuts, and now faces uncertainty related to the federal government shutdown. Some buyers in the region will be able to capitalize on lower rates and more inventory. Overall, however, expect slower home sales and softer home prices in fall amidst the ongoing uncertainty.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

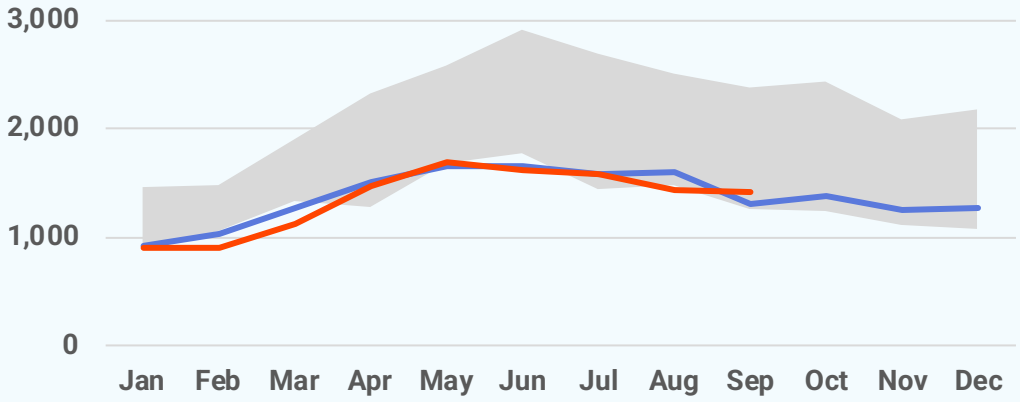
Closed Sales

2025 | 2024 | 2020-2023 Range

1,418
September 2025

+8.8%
Sep '25 vs. Sep '24
(Sep '24: 1,303)

-1.7%
Sep '25 vs. Aug '25
(Aug '25: 1,443)



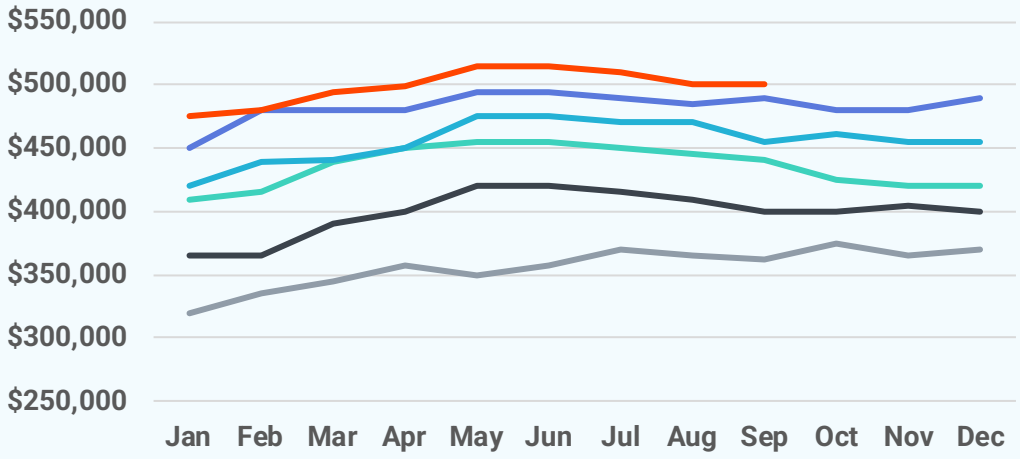
Median Sold Price

2025 | 2024 | 2023 | 2022 | 2021 | 2020

$499,900
September 2025

+2.0%
Sep '25 vs. Sep '24
(Sep '24: $489,999)

-0.0%
Sep '25 vs. Aug '25
(Aug '25: $500,000)



Median Days on Market

21 days
September 2025

+8 days
Sep '25 vs. Sep '24
(Sep '24: 13 days)

+5 days
Sep '25 vs. Aug '25
(Aug '25: 16 days)

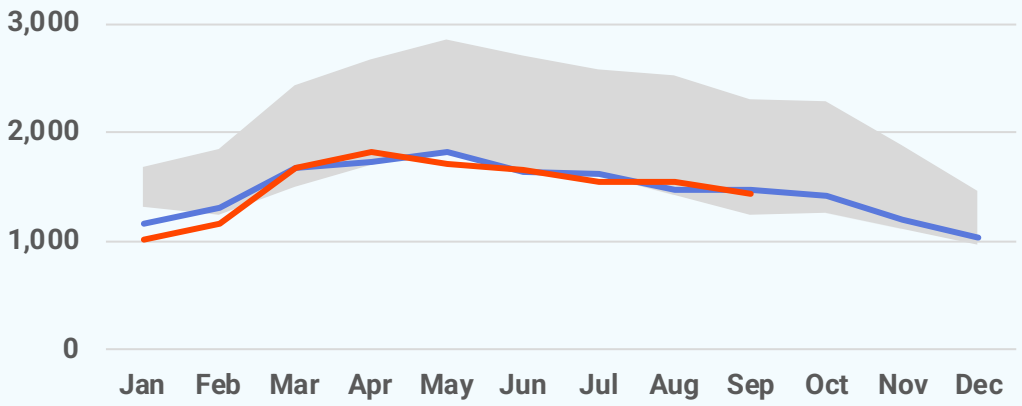
New Pending Sales

2025 | 2024 | 2020-2023 Range

1,438
September 2025

-2.4%
Sep '25 vs. Sep '24
(Sep '24: 1,473)

-7.0%
Sep '25 vs. Aug '25
(Aug '25: 1,547)



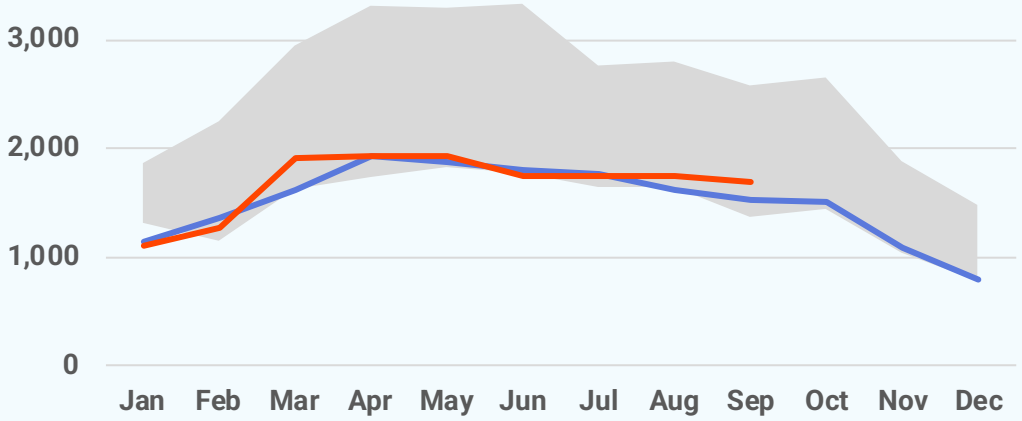
New Listings

2025 | 2024 | 2020-2023 Range

1,698
September 2025

+11.0%
Sep '25 vs. Sep '24
(Sep '24: 1,530)

-3.3%
Sep '25 vs. Aug '25
(Aug '25: 1,756)

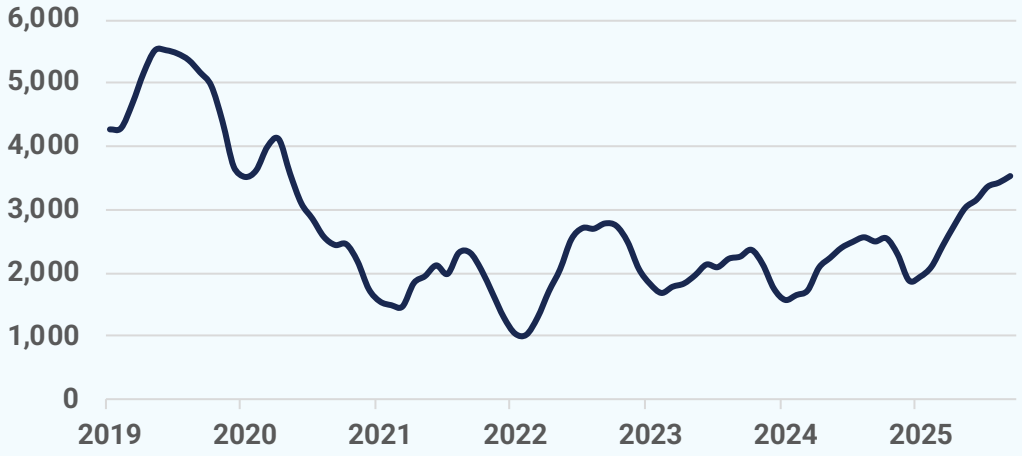


Active Listings

3,522
September 2025

+41.4%
Sep '25 vs. Sep '24
(Sep '24: 2,490)

+3.0%
Sep '25 vs. Aug '25
(Aug '25: 3,419)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
North Central VA	1,418	+8.8%	$499,900	+2.0%	21 days	+8 days
Caroline County, VA	34	-2.9%	$405,000	+12.5%	24 days	+2 days
Clarke County, VA	15	+87.5%	$447,500	-30.9%	24 days	+4 days
Culpeper County, VA	64	+16.4%	$496,000	+8.5%	31 days	+11 days
Fauquier County, VA	84	+44.8%	$602,500	-4.4%	13 days	-3 days
Frederick County, VA	151	+6.3%	$450,000	+9.0%	21 days	+5 days
Fredericksburg City, VA	22	+15.8%	$487,475	+12.1%	41 days	+35 days
King George County, VA	17	-34.6%	$555,000	+11.6%	28 days	-24 days
Madison County, VA	16	+45.5%	$395,900	-11.3%	60 days	+27 days
Manassas City, VA	42	+2.4%	$508,345	+7.0%	17 days	-1 day
Manassas Park City, VA	16	+14.3%	$477,500	+0.6%	20 days	+13 days
Orange County, VA	75	+33.9%	$389,999	-11.4%	35 days	-6 days
Page County, VA	23	+21.1%	$320,000	+18.5%	47 days	+24 days
Prince William County, VA	397	-1.2%	$602,000	+9.5%	15 days	+6 days
Rappahannock County, VA	10	+233.3%	$527,000	-22.5%	47 days	+35 days
Shenandoah County, VA	62	+37.8%	$342,500	-6.2%	28 days	+15 days
Spotsylvania County, VA	159	-3.6%	$459,900	-7.5%	23 days	+6 days
Stafford County, VA	147	+7.3%	$519,000	+2.8%	21 days	+7 days
Warren County, VA	57	+46.2%	$400,000	+5.8%	15 days	-1 day
Winchester City, VA	27	-3.6%	$390,000	-0.3%	33 days	+12 days

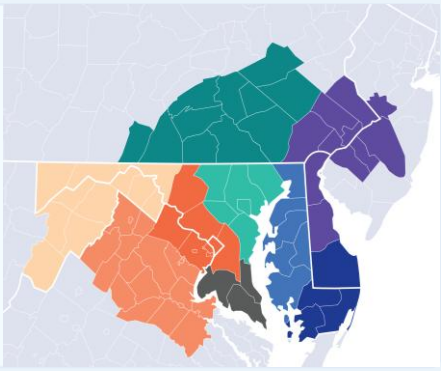
Local Markets	New Pending Sales		New Listings		Showings	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
North Central VA	1,438	-2.4%	1,698	+11.0%	23,408	+2.4%
Caroline County, VA	33	-15.4%	39	-25.0%	281	+16.1%
Clarke County, VA	12	+0.0%	25	+56.3%	262	-11.8%
Culpeper County, VA	57	+11.8%	73	+23.7%	757	+19.6%
Fauquier County, VA	87	+8.8%	105	+16.7%	1,310	+28.7%
Frederick County, VA	132	-8.3%	140	-12.5%	1,902	+21.7%
Fredericksburg City, VA	17	-15.0%	25	-34.2%	291	-31.0%
King George County, VA	32	+39.1%	28	+16.7%	402	+46.7%
Madison County, VA	16	+60.0%	19	+72.7%	146	+40.4%
Manassas City, VA	35	-30.0%	34	+3.0%	598	+0.5%
Manassas Park City, VA	22	+46.7%	14	-26.3%	324	+98.8%
Orange County, VA	79	+23.4%	140	+91.8%	734	+32.3%
Page County, VA	35	+59.1%	30	+130.8%	246	+58.7%
Prince William County, VA	449	+0.7%	499	+14.4%	9,043	-4.9%
Rappahannock County, VA	6	-53.8%	14	+16.7%	93	-25.6%
Shenandoah County, VA	60	+13.2%	57	-1.7%	531	+5.4%
Spotsylvania County, VA	145	-7.1%	180	-2.7%	2,507	+3.7%
Stafford County, VA	142	-18.9%	174	+10.8%	2,805	-0.9%
Warren County, VA	57	-8.1%	74	+13.8%	808	-13.0%
Winchester City, VA	22	-42.1%	28	-3.4%	368	-28.7%

Local Markets

	Active Listings		Months of Supply	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
North Central VA	3,522	+41.4%	2.57	+0.75 months
Caroline County, VA	99	+5.3%	2.61	+0.2 months
Clarke County, VA	46	+27.8%	3.29	+0.89 months
Culpeper County, VA	210	+92.7%	4.20	+1.93 months
Fauquier County, VA	221	+44.4%	2.83	+0.79 months
Frederick County, VA	325	+14.8%	2.46	+0.1 months
Fredericksburg City, VA	61	-7.6%	2.77	-0.23 months
King George County, VA	68	+38.8%	2.72	+1.19 months
Madison County, VA	44	+46.7%	4.40	+1.67 months
Manassas City, VA	67	+179.2%	1.86	+1.24 months
Manassas Park City, VA	21	+50.0%	1.17	+0.35 months
Orange County, VA	261	+71.7%	4.42	+1.61 months
Page County, VA	87	+67.3%	4.83	+2.47 months
Prince William County, VA	780	+50.3%	1.86	+0.64 months
Rappahannock County, VA	38	+22.6%	5.43	-0.77 months
Shenandoah County, VA	138	+16.9%	2.71	+0.35 months
Spotsylvania County, VA	418	+40.7%	2.75	+0.82 months
Stafford County, VA	426	+64.5%	2.66	+1.01 months
Warren County, VA	147	+0.7%	3.00	-0.11 months
Winchester City, VA	65	+12.1%	2.32	+0.25 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro Area
- Central Pennsylvania
- Baltimore Metro Area
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro Area
- Del/Mar Coastal



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Please contact **Christy Reap, Media Relations Director** with interview or information requests:

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- christy.reap@brightmls.com

North Central Virginia

September 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of October 6, 2025

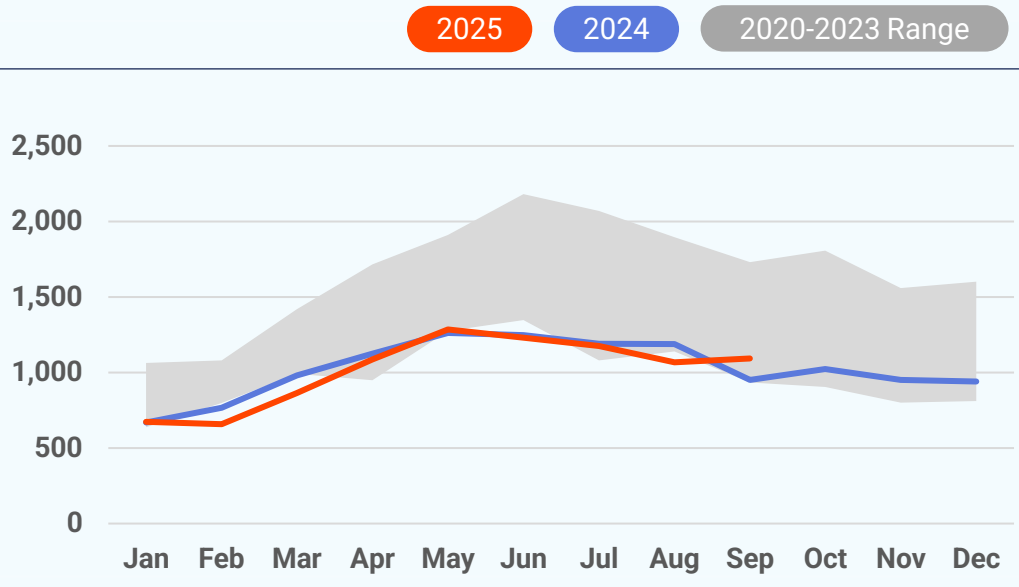
Key Market Statistics	Sep 2025	Sep 2024	Change
Closed Sales	1,093	951	+14.9%
Median Sold Price	$520,000	$525,000	-1.0%
Median Days on Market	22 days	15 days	+7 days
New Pending Sales	1,064	1,118	-4.8%
New Listings	1,290	1,163	+10.9%
Active Listings	2,817	2,067	+36.3%
Months of Supply	2.75	2.03	+0.72 mos.

Closed Sales

1,093
September 2025

+14.9%
Sep '25 vs. Sep '24
(Sep '24: 951)

+2.3%
Sep '25 vs. Aug '25
(Aug '25: 1,068)



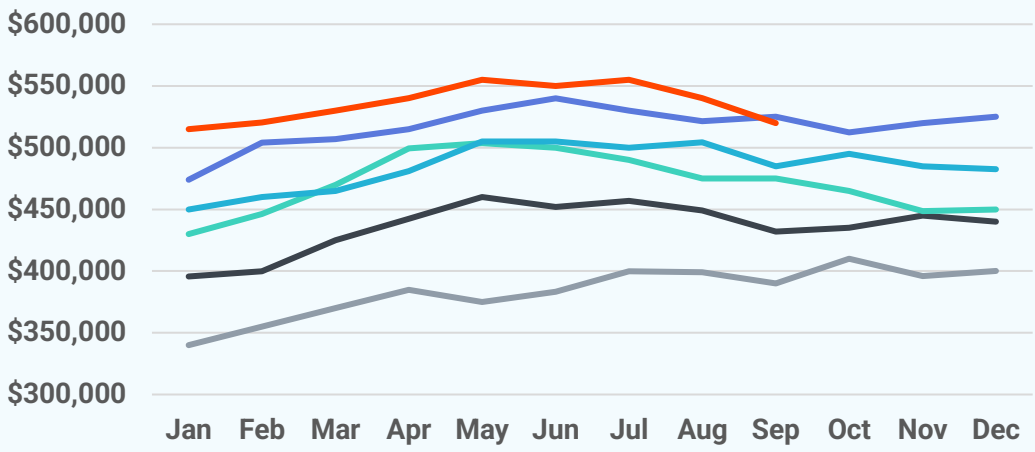
Median Sold Price

2025 2024 2023 2022 2021 2020

$520,000
September 2025

-1.0%
Sep '25 vs. Sep '24
(Sep '24: $525,000)

-3.7%
Sep '25 vs. Aug '25
(Aug '25: $540,000)

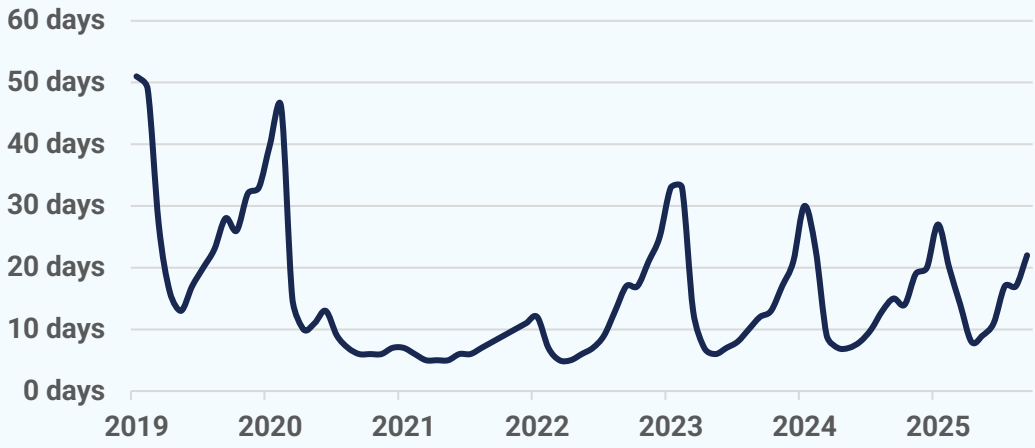


Median Days on Market

22 days
September 2025

+7 days
Sep '25 vs. Sep '24
(Sep '24: 15 days)

+5 days
Sep '25 vs. Aug '25
(Aug '25: 17 days)



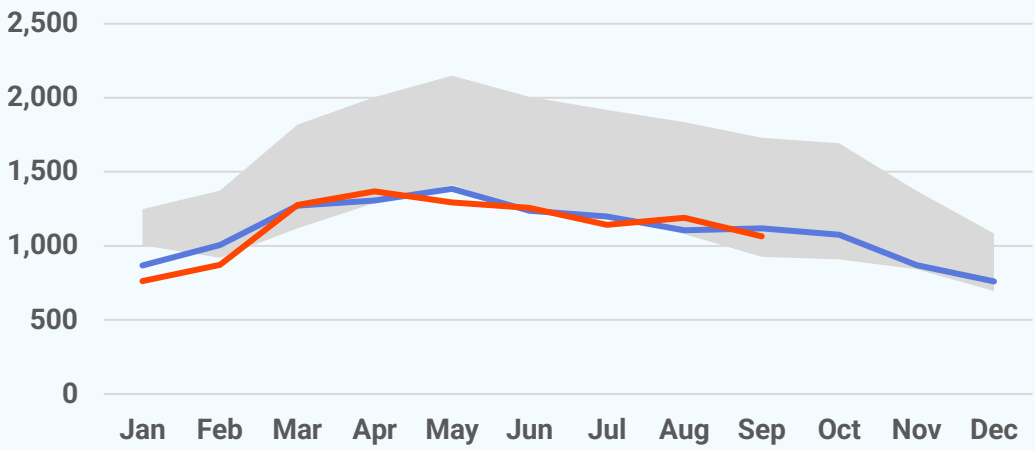
New Pending Sales

2025 2024 2020-2023 Range

1,064
September 2025

-4.8%
Sep '25 vs. Sep '24
(Sep '24: 1,118)

-10.5%
Sep '25 vs. Aug '25
(Aug '25: 1,189)



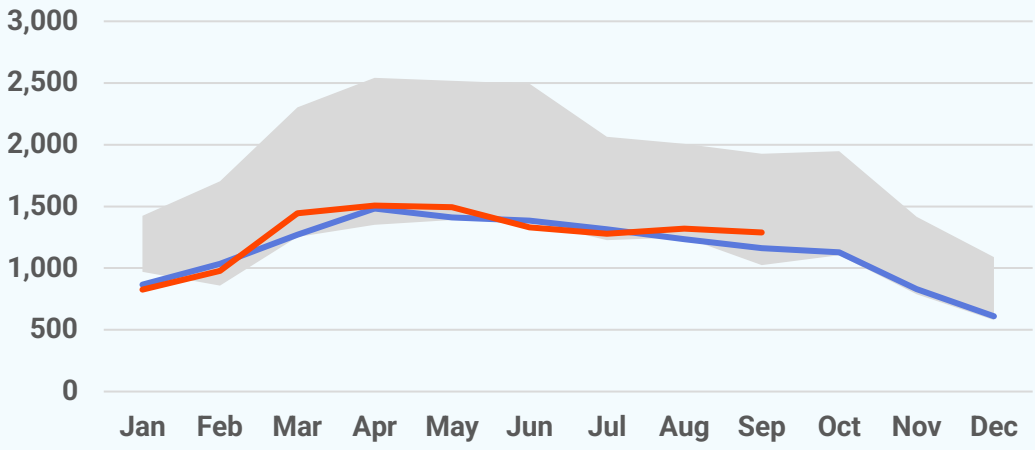
New Listings

2025 | 2024 | 2020-2023 Range

1,290
September 2025

+10.9%
Sep '25 vs. Sep '24
(Sep '24: 1,163)

-2.3%
Sep '25 vs. Aug '25
(Aug '25: 1,320)



Active Listings

2,817
September 2025

+36.3%
Sep '25 vs. Sep '24
(Sep '24: 2,067)

+3.9%
Sep '25 vs. Aug '25
(Aug '25: 2,712)

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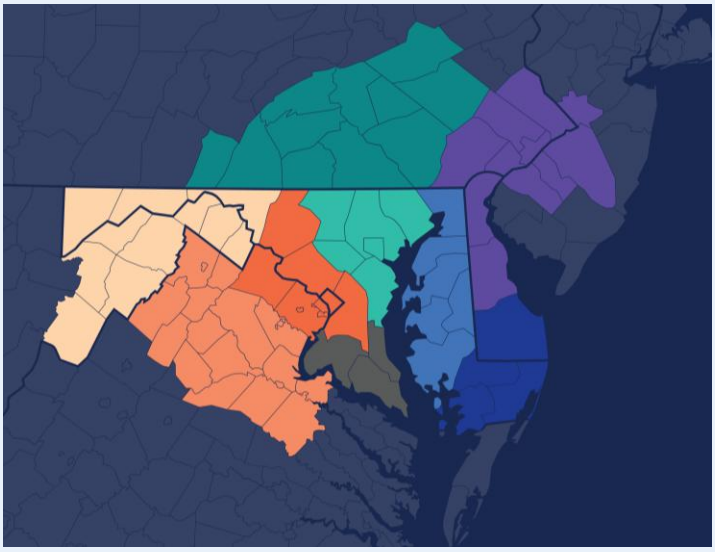


North Central Virginia

September 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of October 6, 2025

Key Market Statistics	Sep 2025	Sep 2024	Change
Closed Sales	247	274	-9.9%
Median Sold Price	$415,000	$425,000	-2.4%
Median Days on Market	15 days	10 days	+5 days
New Pending Sales	280	266	+5.3%
New Listings	314	265	+18.5%
Active Listings	495	315	+57.1%
Months of Supply	1.90	1.22	+0.68 mos.

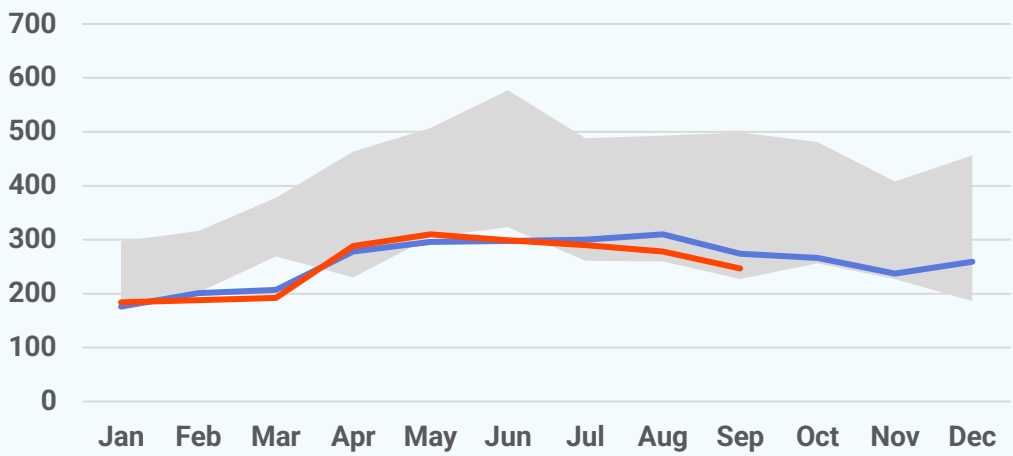
Closed Sales

2025 2024 2020-2023 Range

247
September 2025

-9.9%
Sep '25 vs. Sep '24
(Sep '24: 274)

-11.2%
Sep '25 vs. Aug '25
(Aug '25: 278)



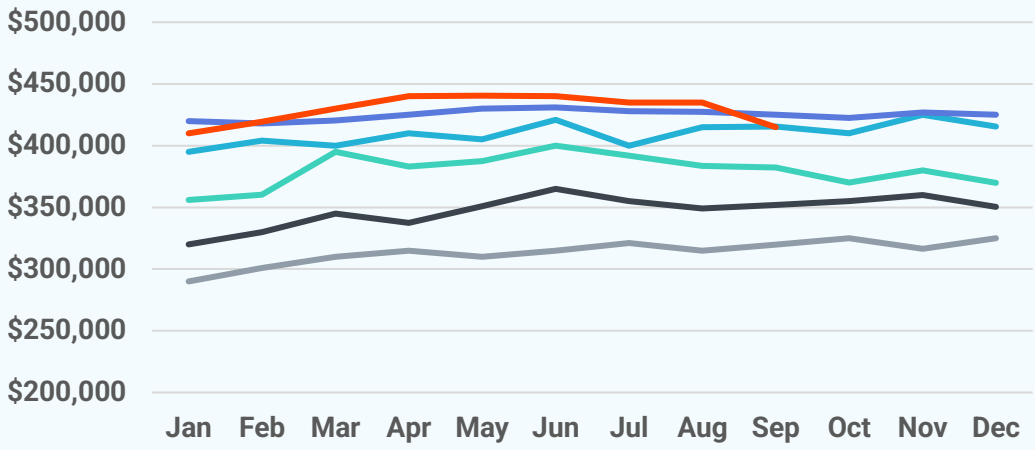
Median Sold Price

2025 2024 2023 2022 2021 2020

$415,000
September 2025

-2.4%
Sep '25 vs. Sep '24
(Sep '24: $425,000)

-4.6%
Sep '25 vs. Aug '25
(Aug '25: $435,000)



Median Days on Market

15 days
September 2025

+5 days
Sep '25 vs. Sep '24
(Sep '24: 10 days)

+3 days
Sep '25 vs. Aug '25
(Aug '25: 12 days)

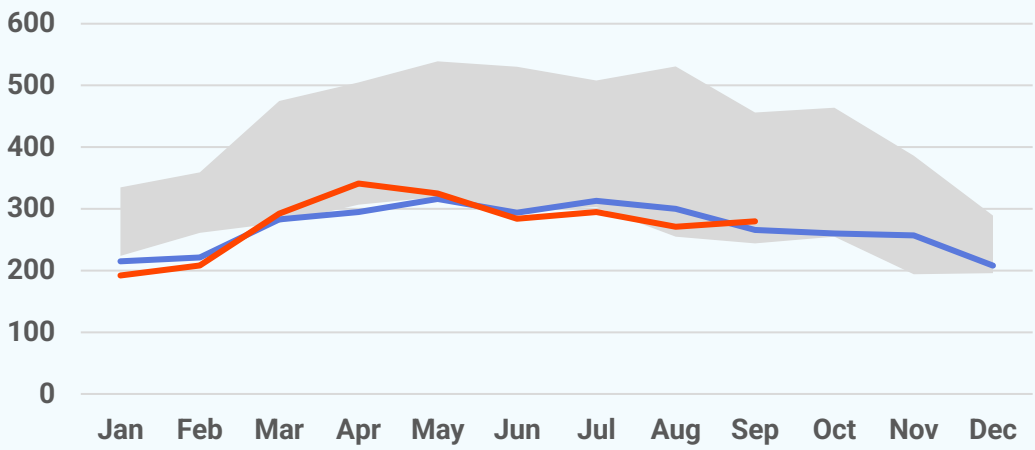
New Pending Sales

2025 2024 2020-2023 Range

280
September 2025

+5.3%
Sep '25 vs. Sep '24
(Sep '24: 266)

+3.3%
Sep '25 vs. Aug '25
(Aug '25: 271)



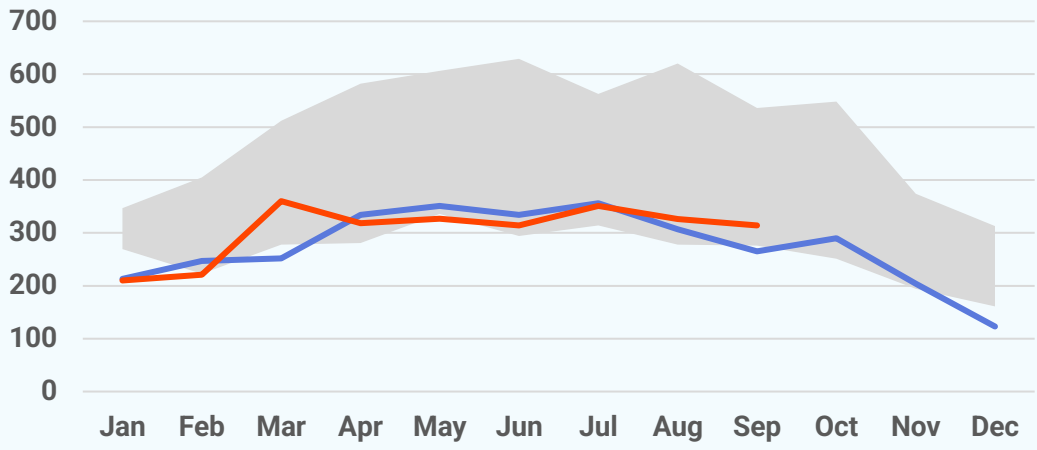
New Listings

2025 | 2024 | 2020-2023 Range

314
September 2025

+18.5%
Sep '25 vs. Sep '24
(Sep '24: 265)

-3.7%
Sep '25 vs. Aug '25
(Aug '25: 326)

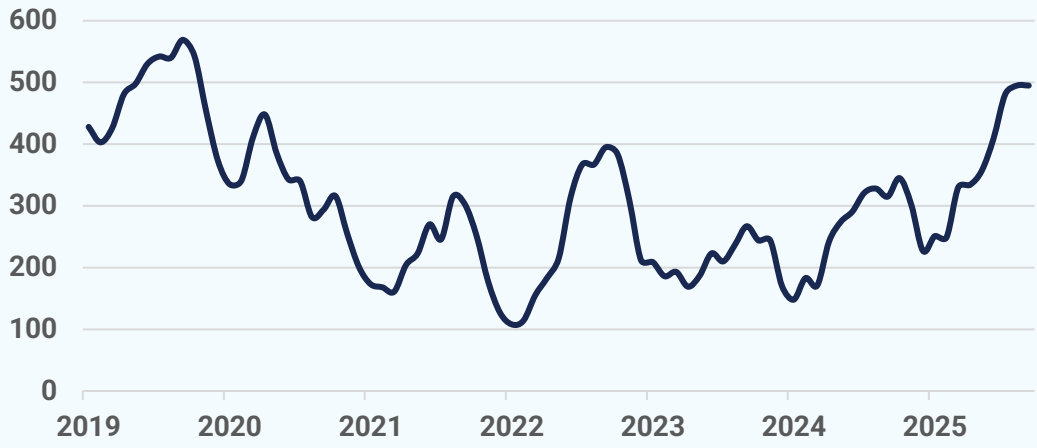


Active Listings

495
September 2025

+57.1%
Sep '25 vs. Sep '24
(Sep '24: 315)

+0.0%
Sep '25 vs. Aug '25
(Aug '25: 495)



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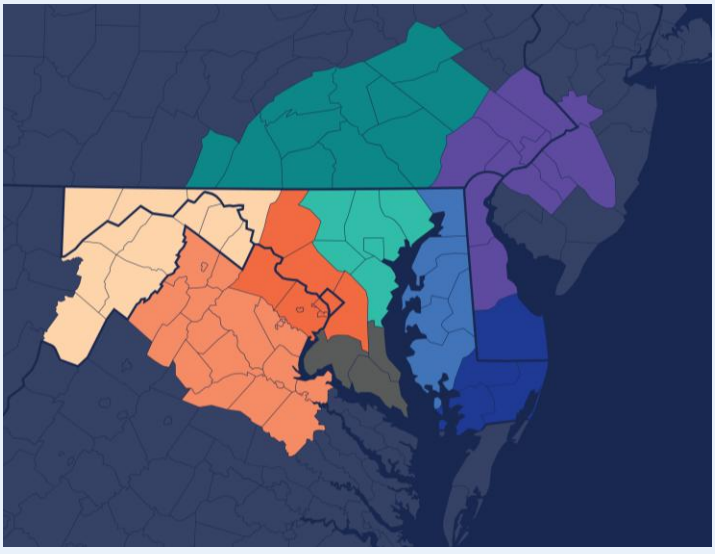


North Central Virginia

September 2025 Condos Report

Prepared by Bright Research

Data as of October 6, 2025

Key Market Statistics	Sep 2025	Sep 2024	Change
Closed Sales	78	77	+1.3%
Median Sold Price	$412,500	$410,000	+0.6%
Median Days on Market	30 days	8 days	+22 days
New Pending Sales	94	88	+6.8%
New Listings	93	101	-7.9%
Active Listings	210	108	+94.4%
Months of Supply	2.44	1.21	+1.23 mos.

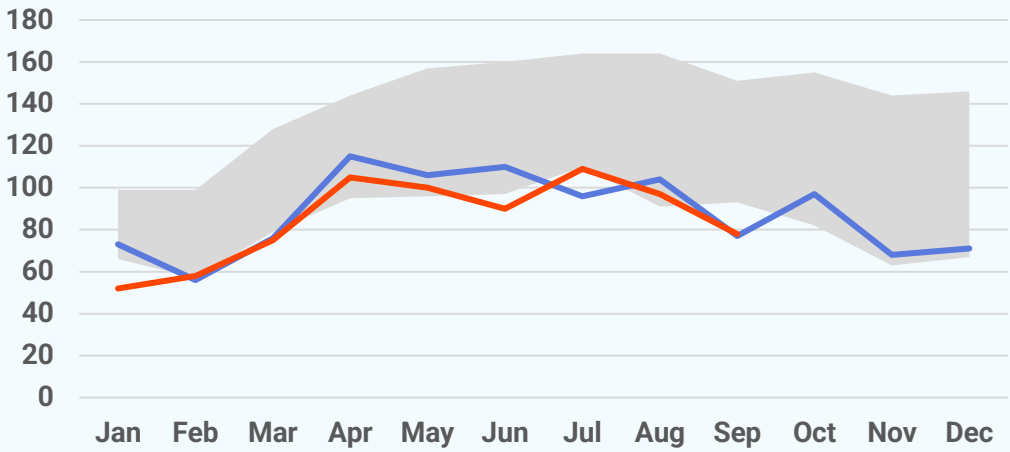
Closed Sales

2025 2024 2020-2023 Range

78
September 2025

+1.3%
Sep '25 vs. Sep '24
(Sep '24: 77)

-19.6%
Sep '25 vs. Aug '25
(Aug '25: 97)



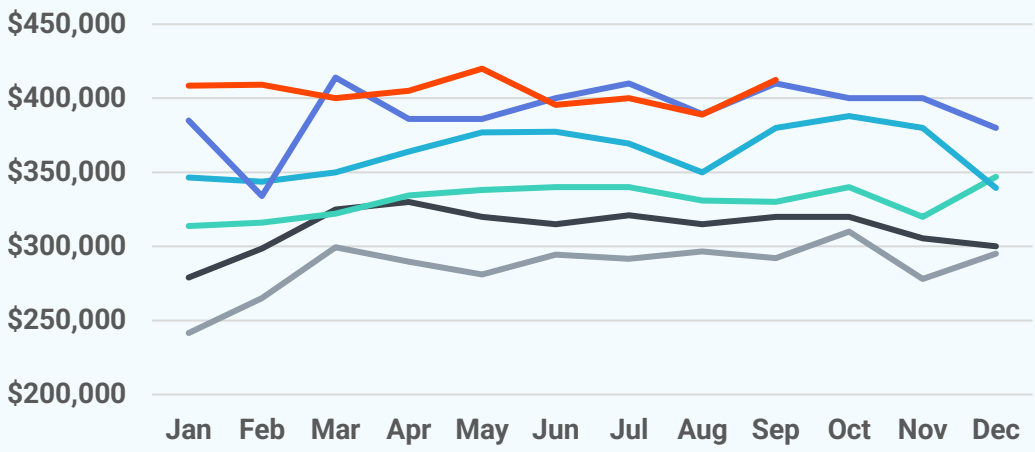
Median Sold Price

2025 2024 2023 2022 2021 2020

$412,500
September 2025

+0.6%
Sep '25 vs. Sep '24
(Sep '24: $410,000)

+6.0%
Sep '25 vs. Aug '25
(Aug '25: $389,000)



Median Days on Market

30 days
September 2025

+22 days
Sep '25 vs. Sep '24
(Sep '24: 8 days)

+9 days
Sep '25 vs. Aug '25
(Aug '25: 21 days)

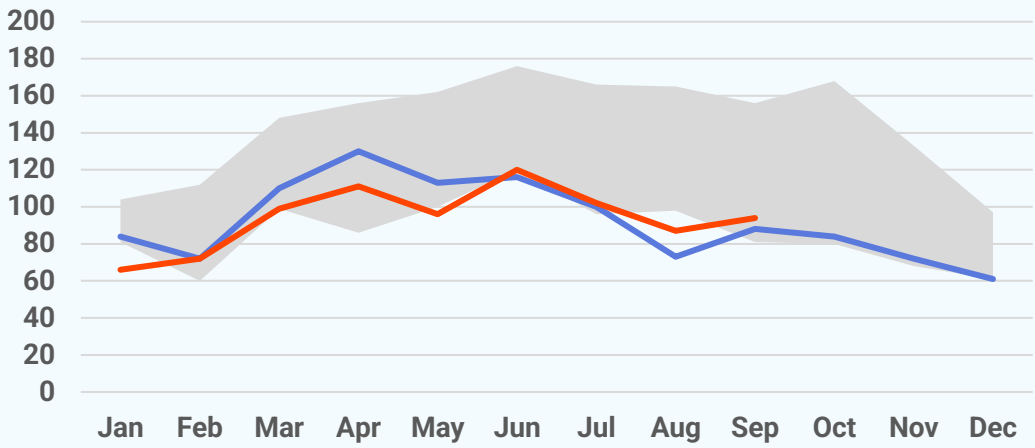
New Pending Sales

2025 2024 2020-2023 Range

94
September 2025

+6.8%
Sep '25 vs. Sep '24
(Sep '24: 88)

+8.0%
Sep '25 vs. Aug '25
(Aug '25: 87)



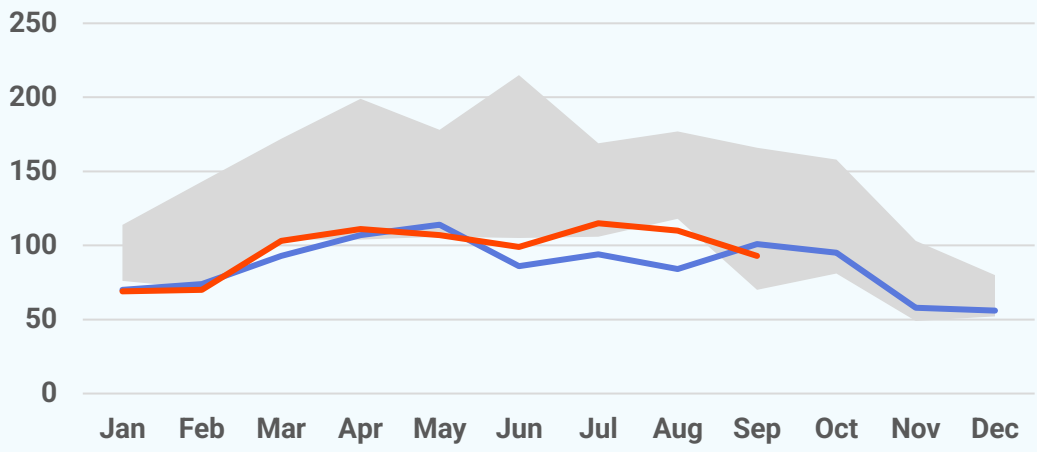
New Listings

2025 | 2024 | 2020-2023 Range

93
September 2025

-7.9%
Sep '25 vs. Sep '24
(Sep '24: 101)

-15.5%
Sep '25 vs. Aug '25
(Aug '25: 110)

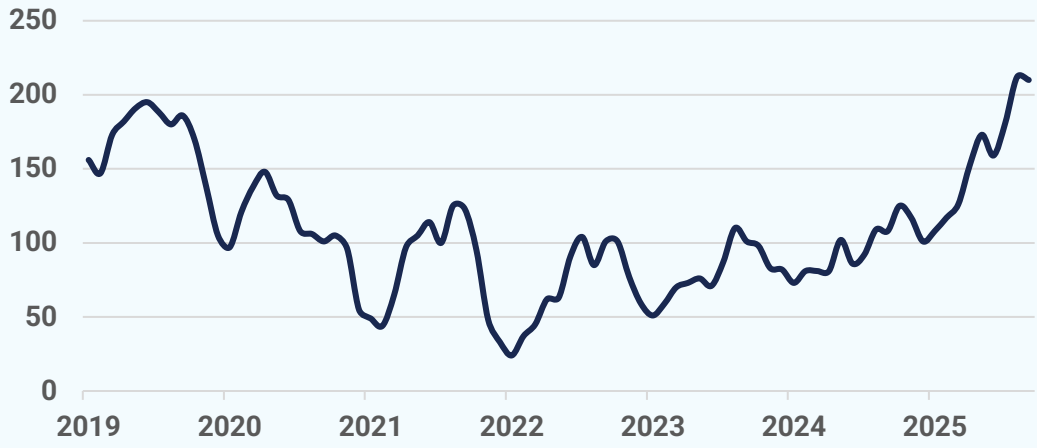


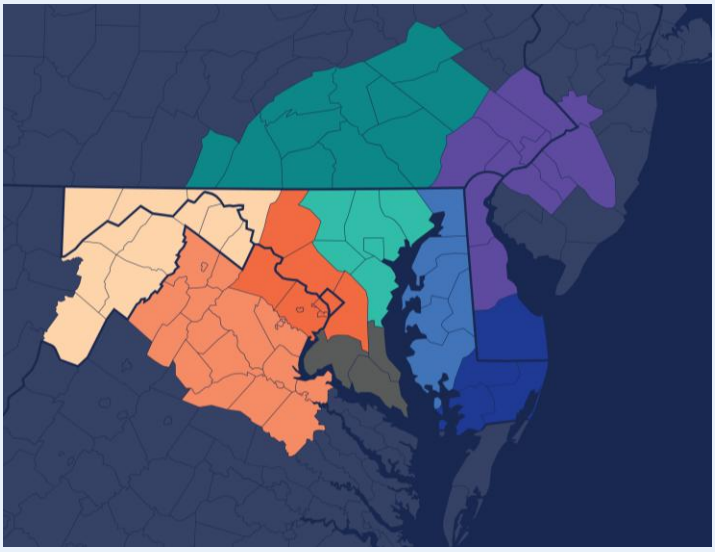
Active Listings

210
September 2025

+94.4%
Sep '25 vs. Sep '24
(Sep '24: 108)

-0.9%
Sep '25 vs. Aug '25
(Aug '25: 212)



About Bright MLS

Bright MLS was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.