

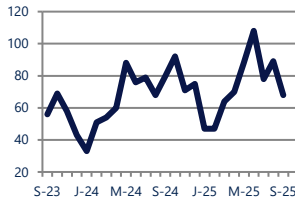
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MECHANICSVILLE HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 23111 and 23116

## Units Sold

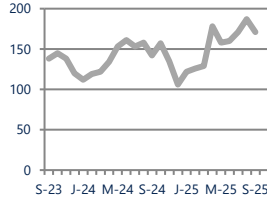
68



**Down -15%**  
Vs. Year Ago

## Active Inventory

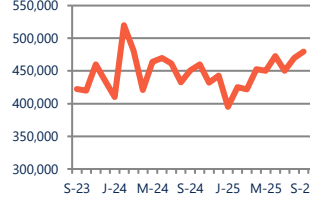
171



**Up 20%**  
Vs. Year Ago

## Median Sale Price

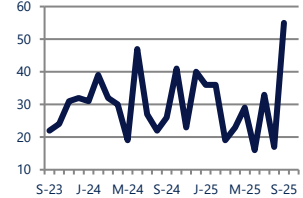
\$479,500



**Up 6%**  
Vs. Year Ago

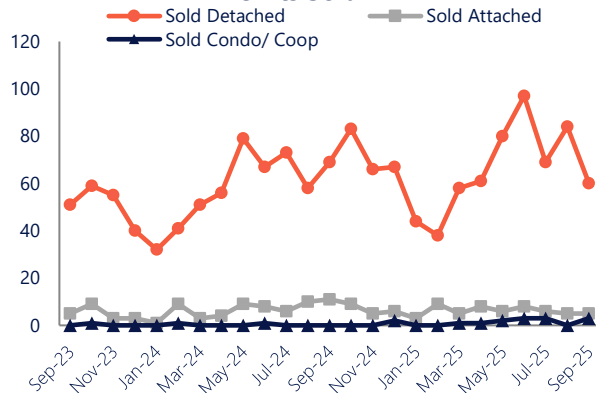
## Days On Market

55



**Up 112%**  
Vs. Year Ago

## Units Sold\*



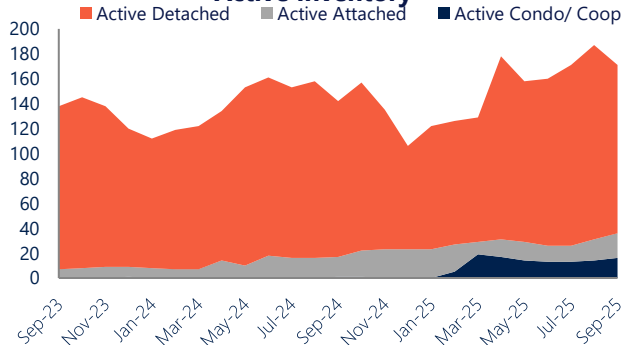
## Units Sold

There was a decrease in total units sold in September, with 68 sold this month in Mechanicsville versus 89 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 15% versus September 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 29 units or 20%. The total number of active inventory this September was 171 compared to 142 in September 2024. This month's total of 171 is lower than the previous month's total supply of available inventory of 187, a decrease of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for Mechanicsville Homes was \$450,500. This September, the median sale price was \$479,500, an increase of 6% or \$29,000 compared to last year. The current median sold price is 2% higher than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Mechanicsville are defined as properties listed in zip code/s 23111 and 23116.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.

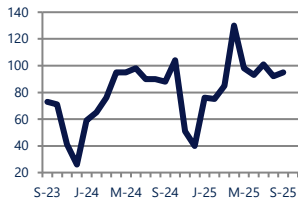
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MECHANICSVILLE HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 23111 and 23116

## New Listings

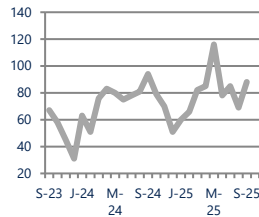
95



**Up 8%**  
Vs. Year Ago

## Current Contracts

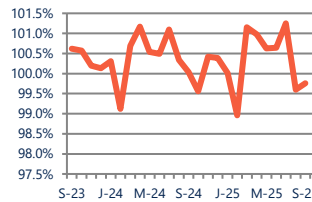
88



**Down -6%**  
Vs. Year Ago

## Sold Vs. List Price

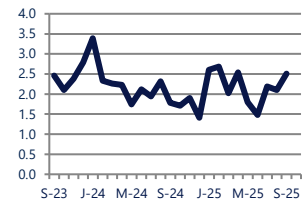
99.8%



**No Change**  
Vs. Year Ago

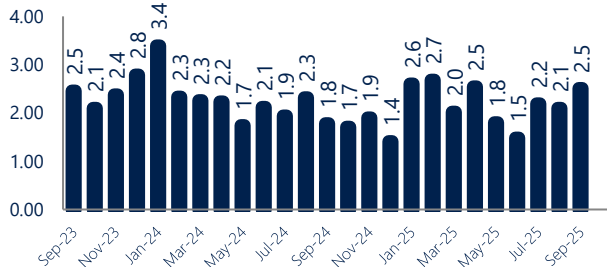
## Months of Supply

2.5



**Up 41%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

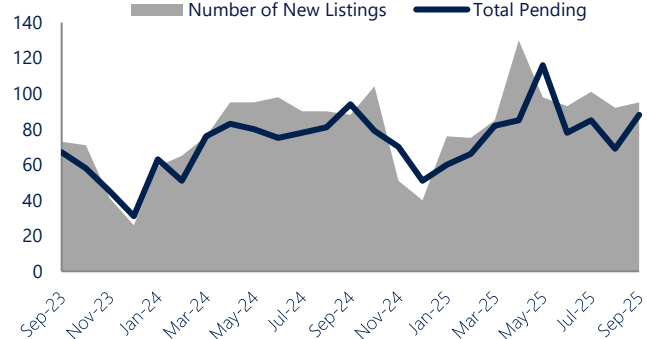
In September, there was 2.5 months of supply available in Mechanicsville, compared to 1.8 in September 2024. That is an increase of 42% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

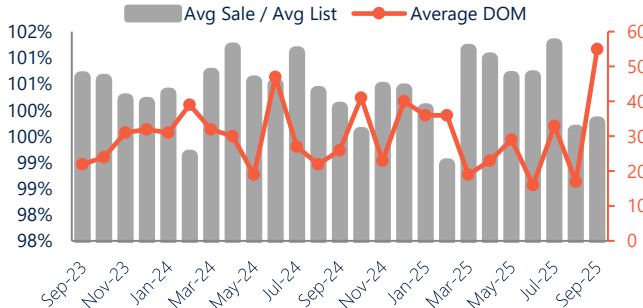
## New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Mechanicsville compared to 88 in September 2024, an increase of 8%. There were 88 current contracts pending sale this September compared to 94 a year ago. The number of current contracts is 6% lower than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Mechanicsville was 99.8% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 55, higher than the average last year, which was 26, an increase of 112%.

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