

A MONTHLY GUIDE FOR GREATER RVA

North Star Living

Clear real estate guidance, local connection, and useful ideas for life at home.



OCTOBER AT HOME

A WARMER SEASON BEGINS AT THE FRONT DOOR

A NOTE FROM JASON

October has a way of bringing us home

At our house, October means cooler evenings, busy school schedules, and the first conversations about the holidays. It is one of those months that reminds me how much of life happens in the places we call home.

That is what I want North Star Living to reflect. Not just real estate, but the people, neighborhoods, and everyday things that make this area feel like home. This month, I am sharing a broader look at the market across eight Greater Richmond communities, practical fall reminders, and a local business that has been part of my own family's story.

Whether you are planning a move or simply settling into the season, I hope you find something here that is useful to you.

-Jason Celestino

GREATER RVA

At a glance

\$450,000

Median sale price

871

Closed sales

22 days

Median time on market

1.8 mo.

Supply of inventory

Market source: Central Virginia Regional MLS. August 2026 single-family data.

AUGUST 2026

How Greater RVA moved in August

A single-family snapshot of the eight communities Celestino Homes serves most often.

RICHMOND METRO

\$450,000 median sale price

871 closed sales • 22 median days • 1.8 months supply
+3.7% median price year over year

CHESTERFIELD COUNTY

\$453,975

+0.9% YoY

372 sales • 22 days • 1.9 months supply

RICHMOND CITY

\$403,500

-5.3% YoY

163 sales • 26 days • 1.4 months supply

HENRICO COUNTY

\$425,000

+7.9% YoY

229 sales • 18 days • 1.6 months supply

HANOVER COUNTY

\$510,000

+6.3% YoY

107 sales • 24 days • 2.3 months supply

GOOCHLAND COUNTY

\$688,702

+17.7% YoY

33 sales • 30 days • 2.7 months supply

POWHATAN COUNTY

\$551,975

+0.2% YoY

24 sales • 19 days • 3.5 months supply

NEW KENT COUNTY

\$479,500

+0.4% YoY

36 sales • 45 days • 3.6 months supply

AMELIA COUNTY

\$424,000

+26.2% YoY

18 sales • 32 days • 2.7 months supply

JASON'S READ

Chesterfield carried the largest sales volume of these eight areas, while Henrico moved fastest at a median of 18 days. Goochland posted the highest median price. Smaller counties can show large percentage swings when only a few homes close, so the pattern over several months matters more than one dramatic number.

Source: Central Virginia Regional MLS via Richmond Association of REALTORS®. Current as of September 10, 2026.

CLOSE TO HOME

October around Greater RVA

Four local outings, one timely market note, and a practical checklist for the month ahead.

SAVE THE DATE

3

OCT

Powhatan Festival of the Grape

11 a.m. - 6 p.m. • Historic Courthouse District

Virginia wine, local makers, live music, and food trucks.

9-11

OCT

Richmond Folk Festival

Friday evening through Sunday • Downtown riverfront

A free weekend of music, dance, crafts, stories, and food.

9+10

OCT

Hanover SpookyFUN Fest

4:30 - 8 p.m. • Pole Green and Poor Farm parks

Family Halloween activities, costumes, and sensory spaces.

24

OCT

Goochland Fall Festival

11 a.m. - 2 p.m. • Old GES Field

A free community afternoon with food and kid-friendly fun.

NORTH STAR HOME NOTE

Fall buyers may be fewer, but they are often more focused.

Activity can slow as the holidays approach, but serious buyers do not disappear. Accurate pricing, easy showing access, and strong presentation matter even more when the buyer pool is smaller.

OCTOBER HOMEOWNER CHECKLIST

- | | |
|---|--|
| ☐ Disconnect and drain outdoor hoses. | ☐ Winterize the sprinkler system before the first freeze. |
| ☐ Protect exterior faucets with insulated covers. | ☐ Reverse ceiling fans clockwise. |
| ☐ Check weatherstripping and door sweeps. | ☐ Flush the water heater and check for leaks. |
| ☐ Inspect the fireplace and chimney. | ☐ Move firewood away from siding and the foundation. |
| ☐ Clear leaves from gutters, downspouts, and storm drains. | ☐ Test smoke and carbon monoxide detectors. |

Event details were current October 1, 2026. Confirm with the organizer before attending.

CURRENT LISTING

Lake views without the lakefront price tag

An active Woodlake listing with water views, flexible living space, and thoughtful recent updates.



14318 Shelter Cove Road

Midlothian, VA 23112 • 3 beds • 2.5 baths • 2,587 sq. ft.

\$524,900

MLS #2623837

WHY IT STANDS OUT

This low-maintenance Woodlake home pairs a main-level primary suite with flexible living space and water views from the kitchen. A peninsula fireplace connects the kitchen and great room, while the spiral staircase leads to a loft, two additional bedrooms, and a full bath. Outside, the screened covered patio and nearby community boat docks make it easy to enjoy the setting.

AT A GLANCE

- Built in 2001
- 0.13-acre lot
- \$129 monthly HOA
- Attached garage
- Water view and walk to water

FEATURE HIGHLIGHTS

MAIN-LEVEL LIVING

Primary suite with a fireplace and bay window.

LAKE CONNECTION

Water views and a short walk to the boat docks.

RECENT UPDATES

Roof and patio skylight in 2022; paint and driveway in 2026.

CONTACT JASON FOR CURRENT AVAILABILITY OR A PRIVATE TOUR

Listed by Hometown Realty

Information from the CVR MLS public feed, current October 1, 2026. Verify price, availability, and details before relying on them.

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A member of the Spicer Team | Brokered by Hometown Realty | 5326 Twin Hickory Road, Glen Allen, VA

EQUAL HOUSING OPPORTUNITY

4 / 8

MEMBERSHIP BY RELATIONSHIP

North Star Network, built to stay personal

A small community for clients and trusted supporters who have built a real relationship with Celestino Homes.

BUILT ON TRUST. KEPT PERSONAL.

The relationship should continue after closing.

North Star Network membership is a way to stay connected through useful guidance, dependable introductions, local experiences, and genuine appreciation.



WHO MEMBERSHIP IS FOR

PAST CLIENTS

Personally welcomed after a successful closing. Membership recognizes the trust behind the transaction and keeps the relationship going.

TRUSTED SUPPORTERS

A small number of people Jason knows, trusts, and has built a genuine relationship with may also be personally invited.

MEMBERSHIP IS EXTENDED PERSONALLY AND DOES NOT EXPIRE.

A referral is appreciated, but it is not the price of admission.

WHAT MEMBERS CAN EXPECT

Member-first invitations

Early notice for client events and small local gatherings.

Trusted introductions

Handpicked local resources when a need comes up.

Useful guidance

Homeowner and market information without constant sales pressure.

Thoughtful appreciation

Simple ways to say thank you throughout the year.

No points. No tiers. No quotas.

Just a community built around real relationships.

SERVICE-INFORMED GUIDANCE

A clear plan when orders set the timeline

Military moves come with extra decisions, tighter timelines, and a family plan behind every address.



FROM JASON | CW4(R), U.S. ARMY

I understand the move behind the move.

I spent more than 26 years in the Army, and I know a move is never just an address change. It affects the timeline, the family, the budget, and the plan on the other side.

A BETTER PCS STARTING POINT

1

Start with the timeline

Put orders, report dates, leave, school schedules, and temporary lodging on one page.

2

Decide on the current home

Sell, rent, or keep it. Each choice changes cash flow, timing, and what comes next.

3

Get financing clear early

Review eligibility, entitlement, payment comfort, and likely closing costs before the search gets serious.

4

Build the local plan

Commute, daily routines, support systems, and resale matter as much as the house itself.

VA LOAN CLARITY

For Veterans

- Qualified borrowers may be able to purchase with no down payment.
- VA-backed loans do not require monthly private mortgage insurance.
- The benefit can be used again when eligibility and entitlement requirements are met.

For sellers reviewing a VA offer

- Seller-paid closing costs are negotiated, not automatic.
- A VA appraisal is not a home inspection.
- Review the lender, qualification, timeline, contingencies, and full terms.

Source: U.S. Department of Veterans Affairs. Eligibility, entitlement, loan terms, and borrower circumstances vary.

COMMUNITY CONNECTION

A family commitment that keeps growing

For more than two decades, Jim and Debbie Womack have been helping local children and families get a strong start.



MEET THE OWNERS

Jim & Debbie Womack

Jim and Debbie's journey with The Goddard School began as parents in 1999, when their children, James and Courtney, attended. After seeing the difference it made for their own family, they opened their first Goddard School in Chesterfield in June 2002.

Since then, they have built their school around quality care, strong relationships, and a genuine commitment to the families they serve. Now, they are bringing that experience to Powhatan. The new school is an exciting next chapter, but it is also a continuation of the trust and reputation they have built over many years.

804-717-8400
804-376-6880

goddardschool.com | Chesterfield, Virginia
goddardschool.com | Powhatan, Virginia

FROM JASON

This recognition is personal to me. My son Anthony attended Jim and Debbie's Chesterfield school, and my daughter Evangeline attends there now. Our family has seen firsthand how much care their team puts into the children and families they serve. I am proud to recognize the Womacks and The Goddard School for the lasting impact they continue to make on local families.

Personal recommendation based on my family's experience. No payment or other benefit was received.

SCHOOL DETAILS

1585 Oakbridge Drive, Powhatan, VA 23139

Monday-Friday, 7 a.m.-6 p.m. | Coming Soon - Now Enrolling

CHECK BEFORE YOU GO

Hours, enrollment and opening details can change. Contact the school directly for the latest information.

LIFE HACK

Create a quick home inventory

Take a room-by-room video before holiday decorations go up. It creates a simple record of what you own and where everything belongs.

MONTHLY PARENT JOKE

A little October humor

Why did the skeleton stay home from the party? He had no body to go with.

SMALL ACTS. BIG IMPACT.

October Kindness Calendar

One simple act each day. Print it, share it, or use it as a reminder that small things still matter.



October Kindness Calendar

♥ 31 simple ways to spread kindness this month ♥

1 Send a "just thinking about you" text to someone.	2 Let someone go ahead of you in line.	3 Leave a positive review for a local business you love. ♥	4 Call someone you haven't talked to in a while.	5 Give someone a genuine compliment today. ♥	6 Bring a coworker or friend their favorite drink or snack.	7 Pick up a piece of litter you didn't drop.
8 Thank someone who makes your life a little easier.	9 Send an encouraging message to someone having a tough time. ♥	10 Donate a few items you no longer use.	11 Hold the door open and give someone a smile.	12 Check in on a neighbor.	13 Tell someone something you appreciate about them. ♥	14 Pay for the person behind you, if you can.
15 Leave a kind note somewhere unexpected.	16 Give someone your full attention when they're talking.	17 Support a small or locally owned business today.	18 Offer to help someone with a task or chore.	19 Share something positive instead of something negative online. ♥	20 Thank a teacher, first responder, veteran, or community helper.	21 Give someone the benefit of the doubt today.
22 Send someone a funny meme or photo just to make them smile.	23 Leave an extra-generous tip if you're able.	24 Donate food to a local pantry or collection.	25 Invite someone to grab coffee, lunch, or just catch up.	26 Tell a family member why you're grateful for them.	27 Do something kind anonymously. Don't tell anyone. ♥	28 Be extra patient with someone today.
29 Surprise someone with their favorite fall treat.	30 Reach out to someone who may be feeling left out or alone.	31 Hand out more than candy. Give out compliments and smiles too! ♥				

A kinder community starts with one person choosing to begin.

Pick one idea, make it your own, and invite someone else to join you.