

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 10

10-Richmond

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	41	44	+ 7.3%	841	912	+ 8.4%
Pending Sales	29	39	+ 34.5%	655	677	+ 3.4%
Closed Sales	58	55	- 5.2%	664	667	+ 0.5%
Days on Market Until Sale	30	29	- 3.3%	25	24	- 4.0%
Median Sales Price*	\$405,250	\$477,000	+ 17.7%	\$422,500	\$456,000	+ 7.9%
Average Sales Price*	\$546,889	\$549,553	+ 0.5%	\$521,246	\$551,971	+ 5.9%
Percent of Original List Price Received*	96.3%	99.5%	+ 3.3%	100.3%	99.2%	- 1.1%
Inventory of Homes for Sale	85	82	- 3.5%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

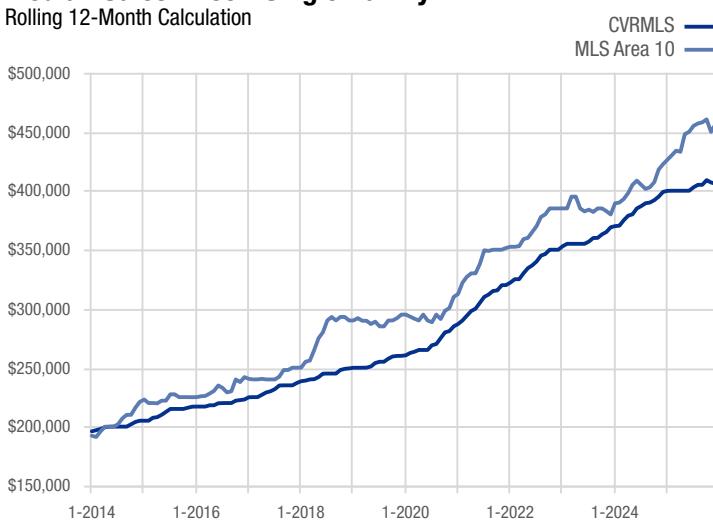
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	14	12	- 14.3%	343	327	- 4.7%
Pending Sales	13	8	- 38.5%	239	208	- 13.0%
Closed Sales	19	16	- 15.8%	241	214	- 11.2%
Days on Market Until Sale	36	63	+ 75.0%	29	38	+ 31.0%
Median Sales Price*	\$390,000	\$305,000	- 21.8%	\$360,000	\$340,000	- 5.6%
Average Sales Price*	\$350,339	\$325,244	- 7.2%	\$387,091	\$379,999	- 1.8%
Percent of Original List Price Received*	96.6%	93.8%	- 2.9%	99.3%	98.1%	- 1.2%
Inventory of Homes for Sale	31	57	+ 83.9%	—	—	—
Months Supply of Inventory	1.6	3.3	+ 106.3%	—	—	—

* 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.

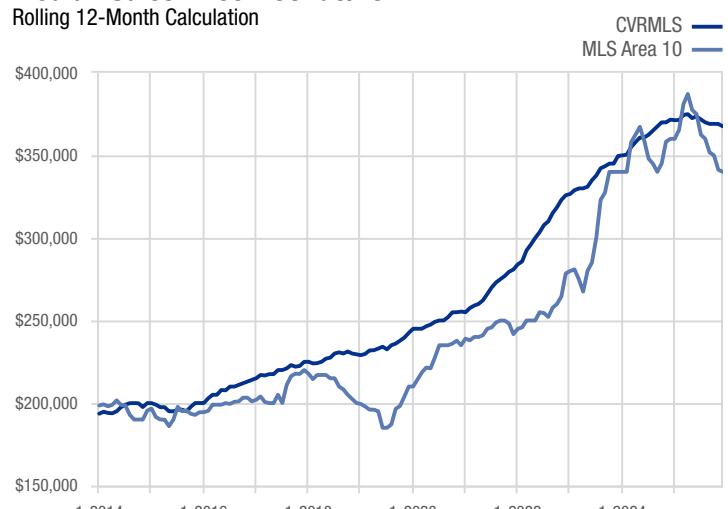
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



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.