

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 20

20-Richmond

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	7	4	- 42.9%	261	288	+ 10.3%
Pending Sales	9	11	+ 22.2%	238	249	+ 4.6%
Closed Sales	17	12	- 29.4%	235	247	+ 5.1%
Days on Market Until Sale	14	36	+ 157.1%	14	18	+ 28.6%
Median Sales Price*	\$1,150,000	\$662,475	- 42.4%	\$799,000	\$832,000	+ 4.1%
Average Sales Price*	\$1,400,216	\$850,117	- 39.3%	\$1,061,665	\$1,034,729	- 2.5%
Percent of Original List Price Received*	107.2%	97.3%	- 9.2%	106.1%	103.4%	- 2.5%
Inventory of Homes for Sale	9	15	+ 66.7%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

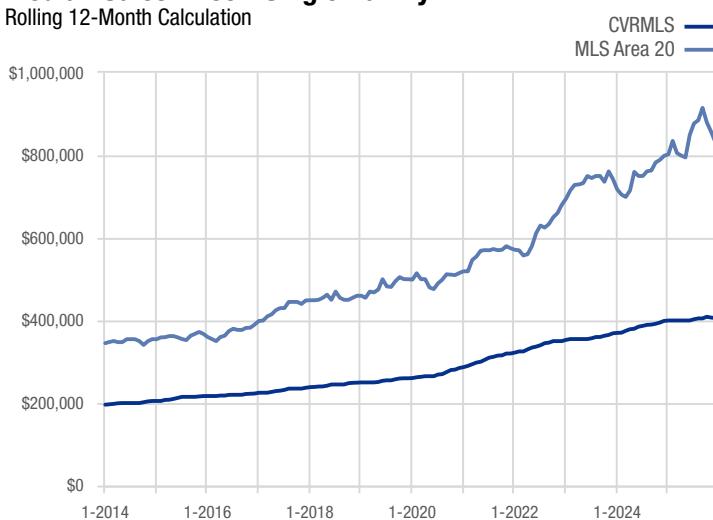
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	0	- 100.0%	63	44	- 30.2%
Pending Sales	2	4	+ 100.0%	38	37	- 2.6%
Closed Sales	4	3	- 25.0%	36	35	- 2.8%
Days on Market Until Sale	65	24	- 63.1%	27	28	+ 3.7%
Median Sales Price*	\$500,000	\$315,000	- 37.0%	\$406,000	\$465,000	+ 14.5%
Average Sales Price*	\$512,500	\$421,333	- 17.8%	\$589,360	\$603,314	+ 2.4%
Percent of Original List Price Received*	98.6%	91.8%	- 6.9%	100.2%	97.5%	- 2.7%
Inventory of Homes for Sale	14	2	- 85.7%	—	—	—
Months Supply of Inventory	4.1	0.6	- 85.4%	—	—	—

* 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.

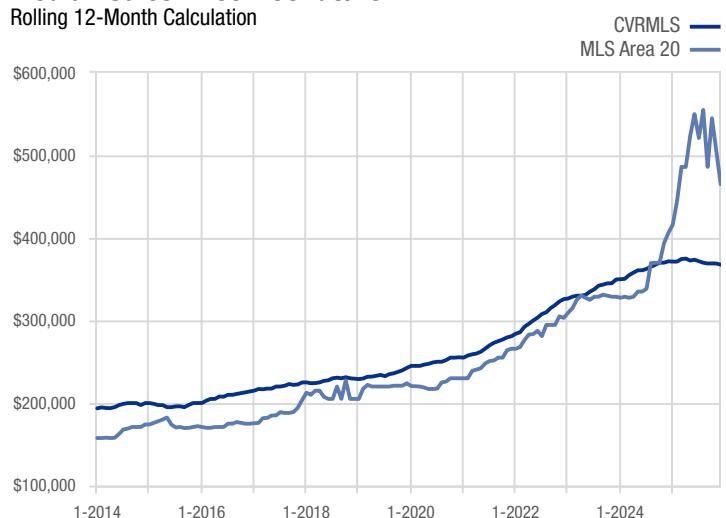
Median Sales Price - Single-Family

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.