

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	28	20	- 28.6%	538	552	+ 2.6%
Pending Sales	25	22	- 12.0%	417	376	- 9.8%
Closed Sales	27	28	+ 3.7%	413	378	- 8.5%
Days on Market Until Sale	30	28	- 6.7%	21	21	0.0%
Median Sales Price*	\$442,000	\$417,500	- 5.5%	\$387,500	\$390,750	+ 0.8%
Average Sales Price*	\$445,991	\$417,354	- 6.4%	\$412,038	\$415,368	+ 0.8%
Percent of Original List Price Received*	96.4%	98.0%	+ 1.7%	100.2%	99.1%	- 1.1%
Inventory of Homes for Sale	48	51	+ 6.3%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

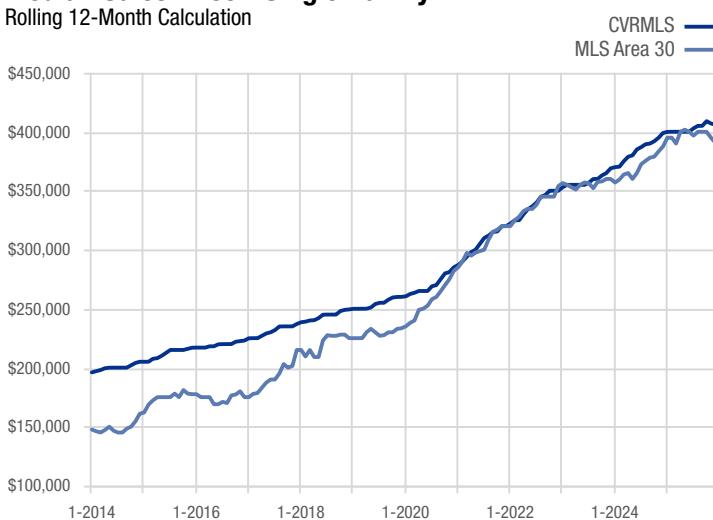
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	1	0.0%	12	17	+ 41.7%
Pending Sales	0	0	0.0%	5	12	+ 140.0%
Closed Sales	1	1	0.0%	5	10	+ 100.0%
Days on Market Until Sale	69	80	+ 15.9%	31	58	+ 87.1%
Median Sales Price*	\$443,240	\$460,000	+ 3.8%	\$382,000	\$316,975	- 17.0%
Average Sales Price*	\$443,240	\$460,000	+ 3.8%	\$346,948	\$326,780	- 5.8%
Percent of Original List Price Received*	103.2%	92.9%	- 10.0%	99.1%	94.8%	- 4.3%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

* 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.

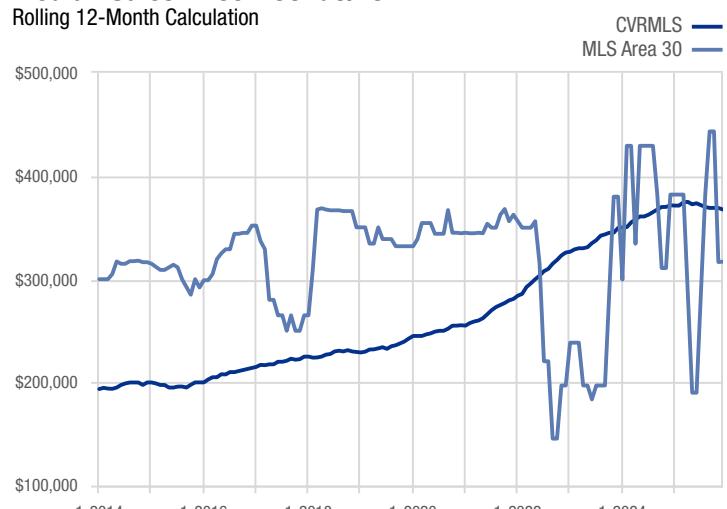
Median Sales Price - Single-Family

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.