Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

MLS Area 50

50-Richmond

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	34	25	- 26.5%	467	452	- 3.2%
Pending Sales	12	30	+ 150.0%	336	313	- 6.8%
Closed Sales	36	28	- 22.2%	342	289	- 15.5%
Days on Market Until Sale	54	33	- 38.9%	26	26	0.0%
Median Sales Price*	$266,000	$241,000	- 9.4%	$245,000	$254,925	+ 4.1%
Average Sales Price*	$267,947	$269,322	+ 0.5%	$253,293	$261,288	+ 3.2%
Percent of Original List Price Received*	96.3%	106.2%	+ 10.3%	98.9%	99.8%	+ 0.9%
Inventory of Homes for Sale	63	45	- 28.6%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	6	+ 200.0%	23	63	+ 173.9%
Pending Sales	0	7	—	9	41	+ 355.6%
Closed Sales	0	9	—	3	42	+ 1,300.0%
Days on Market Until Sale	—	41	—	31	23	- 25.8%
Median Sales Price*	—	$309,060	—	$158,000	$302,993	+ 91.8%
Average Sales Price*	—	$284,598	—	$190,967	$293,187	+ 53.5%
Percent of Original List Price Received*	—	101.5%	—	95.8%	100.6%	+ 5.0%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	2.7	1.5	- 44.4%	—	—	—

* 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
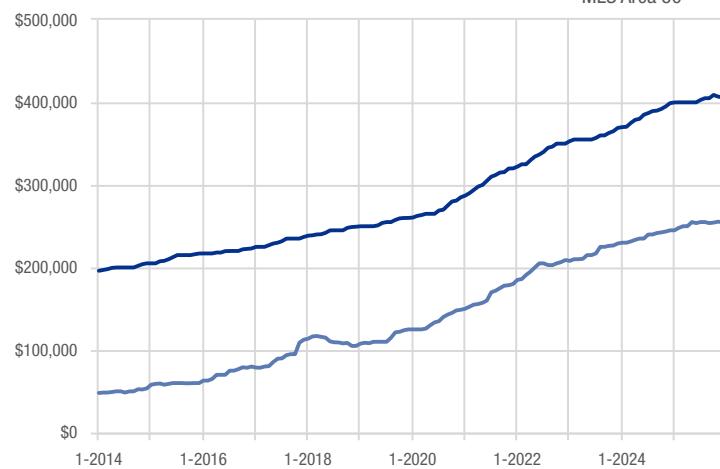
Median Sales Price - Condo/Town
Rolling 12-Month Calculation
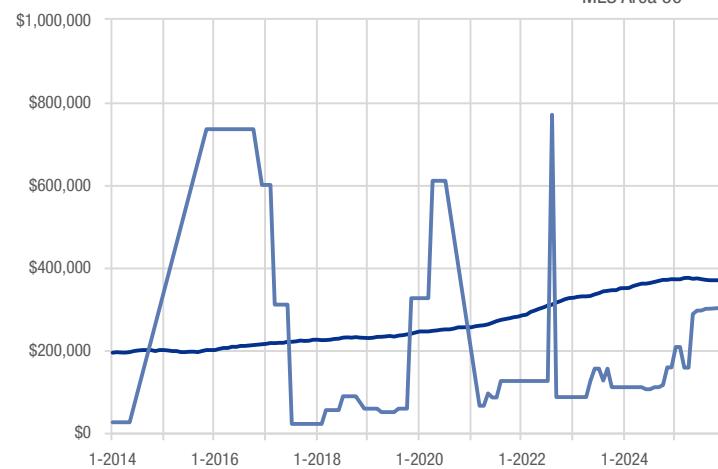
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.