

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

60-Richmond

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	34	14	- 58.8%	656	669	+ 2.0%
Pending Sales	29	23	- 20.7%	553	543	- 1.8%
Closed Sales	40	34	- 15.0%	542	536	- 1.1%
Days on Market Until Sale	27	28	+ 3.7%	17	17	0.0%
Median Sales Price*	\$474,250	\$362,500	- 23.6%	\$415,000	\$429,975	+ 3.6%
Average Sales Price*	\$481,060	\$522,376	+ 8.6%	\$451,337	\$483,700	+ 7.2%
Percent of Original List Price Received*	96.4%	99.6%	+ 3.3%	101.4%	101.0%	- 0.4%
Inventory of Homes for Sale	48	31	- 35.4%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

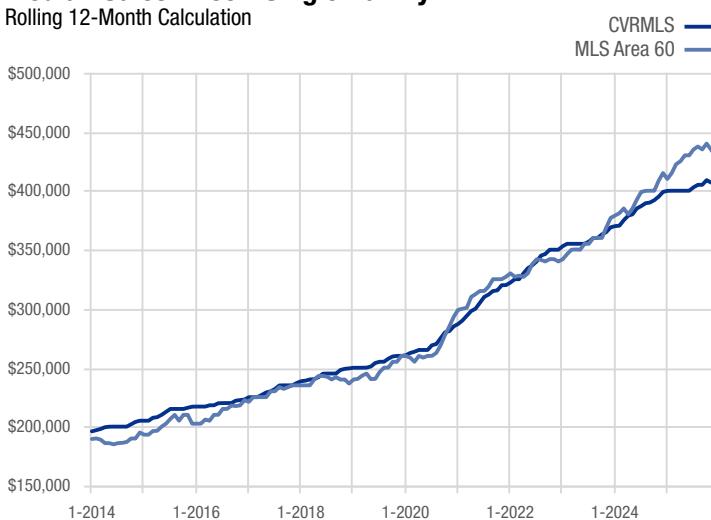
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	5	4	- 20.0%	157	142	- 9.6%
Pending Sales	3	6	+ 100.0%	108	108	0.0%
Closed Sales	9	11	+ 22.2%	95	107	+ 12.6%
Days on Market Until Sale	21	52	+ 147.6%	30	52	+ 73.3%
Median Sales Price*	\$450,000	\$299,000	- 33.6%	\$320,000	\$285,000	- 10.9%
Average Sales Price*	\$465,251	\$369,760	- 20.5%	\$360,039	\$329,197	- 8.6%
Percent of Original List Price Received*	100.3%	93.9%	- 6.4%	98.0%	96.8%	- 1.2%
Inventory of Homes for Sale	31	19	- 38.7%	—	—	—
Months Supply of Inventory	3.4	2.1	- 38.2%	—	—	—

* 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.