

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Amelia County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	12	11	- 8.3%	175	210	+ 20.0%
Pending Sales	11	8	- 27.3%	134	177	+ 32.1%
Closed Sales	10	13	+ 30.0%	129	168	+ 30.2%
Days on Market Until Sale	35	25	- 28.6%	27	27	0.0%
Median Sales Price*	\$465,000	\$345,000	- 25.8%	\$344,000	\$356,950	+ 3.8%
Average Sales Price*	\$433,740	\$315,073	- 27.4%	\$374,013	\$376,897	+ 0.8%
Percent of Original List Price Received*	93.7%	98.7%	+ 5.3%	99.3%	98.7%	- 0.6%
Inventory of Homes for Sale	27	14	- 48.1%	—	—	—
Months Supply of Inventory	2.4	0.9	- 62.5%	—	—	—

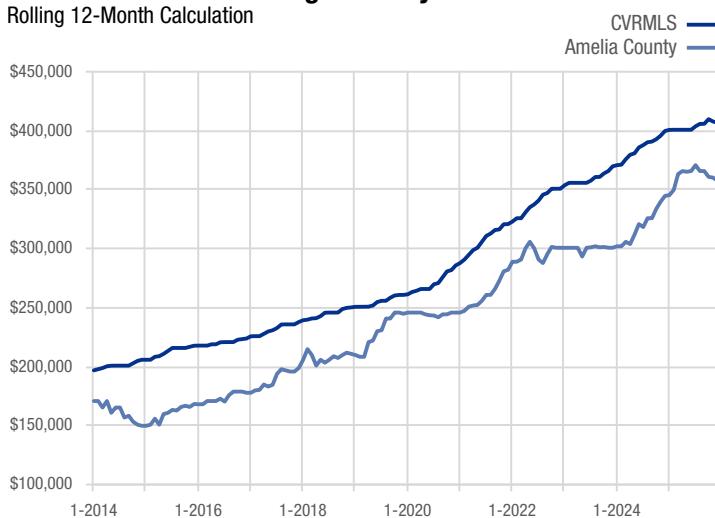
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

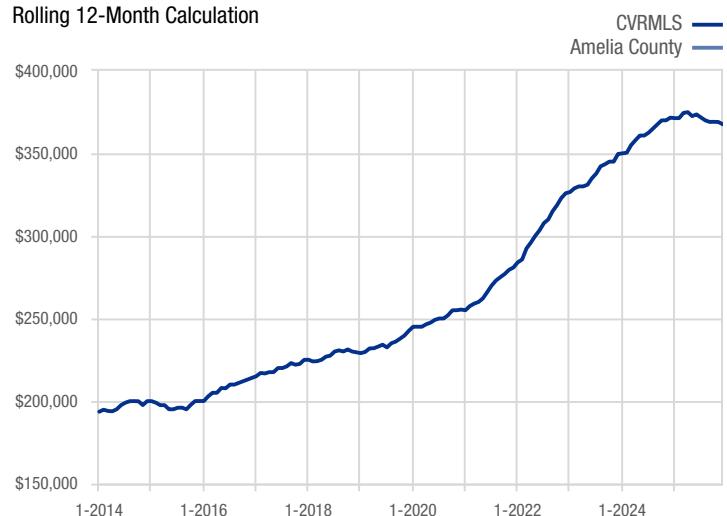
Median Sales Price - Single-Family

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.