

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Cumberland County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	9	9	0.0%	154	157	+ 1.9%
Pending Sales	6	5	- 16.7%	119	117	- 1.7%
Closed Sales	13	7	- 46.2%	120	114	- 5.0%
Days on Market Until Sale	53	27	- 49.1%	36	31	- 13.9%
Median Sales Price*	\$306,950	\$315,000	+ 2.6%	\$298,525	\$327,200	+ 9.6%
Average Sales Price*	\$282,062	\$340,400	+ 20.7%	\$316,118	\$331,172	+ 4.8%
Percent of Original List Price Received*	92.7%	99.1%	+ 6.9%	97.6%	97.3%	- 0.3%
Inventory of Homes for Sale	22	28	+ 27.3%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

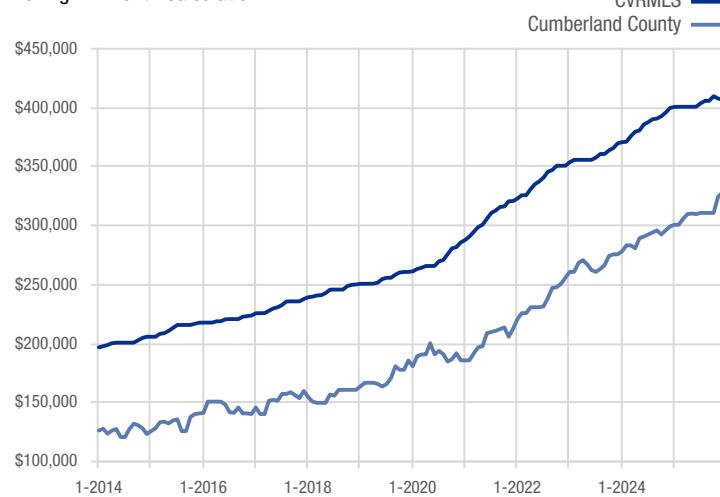
Condo/Town

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.

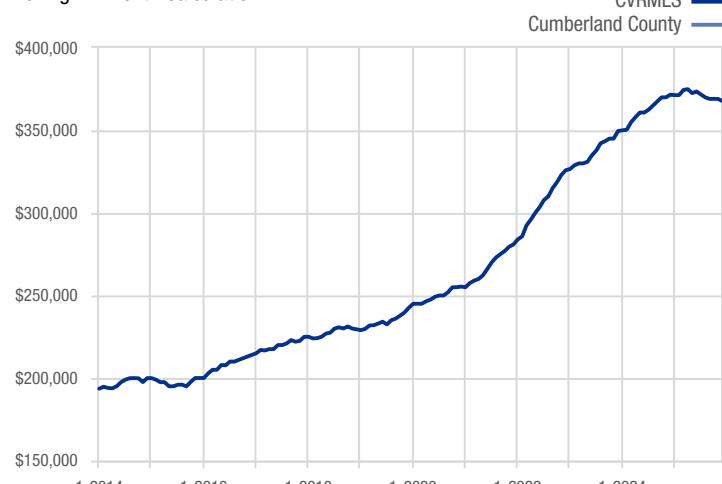
Median Sales Price - Single-Family

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.