

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Hampton City

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	5	+ 150.0%	26	26	0.0%
Pending Sales	0	1	—	21	11	- 47.6%
Closed Sales	1	0	- 100.0%	21	10	- 52.4%
Days on Market Until Sale	108	—	—	31	20	- 35.5%
Median Sales Price*	\$245,000	—	—	\$355,000	\$285,500	- 19.6%
Average Sales Price*	\$245,000	—	—	\$355,561	\$273,765	- 23.0%
Percent of Original List Price Received*	90.8%	—	—	101.8%	103.4%	+ 1.6%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	0.9	4.5	+ 400.0%	—	—	—

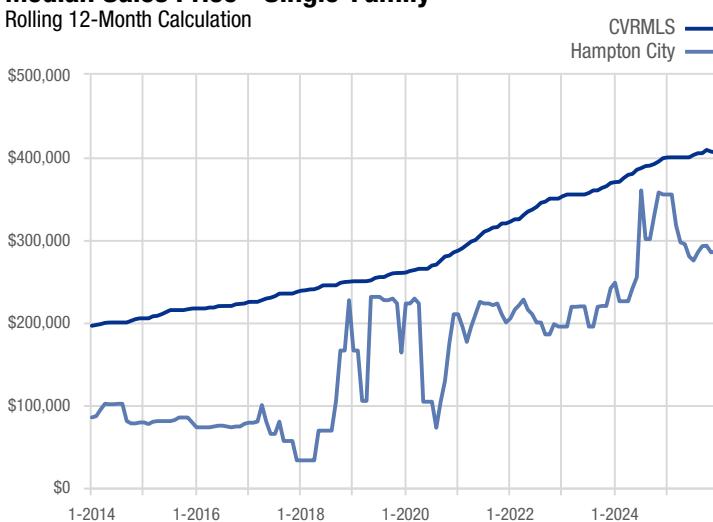
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	4	5	+ 25.0%
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	0	1	—	1	5	+ 400.0%
Days on Market Until Sale	—	19	—	5	27	+ 440.0%
Median Sales Price*	—	\$221,000	—	\$240,000	\$221,000	- 7.9%
Average Sales Price*	—	\$221,000	—	\$240,000	\$228,600	- 4.8%
Percent of Original List Price Received*	—	96.1%	—	104.4%	98.0%	- 6.1%
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.

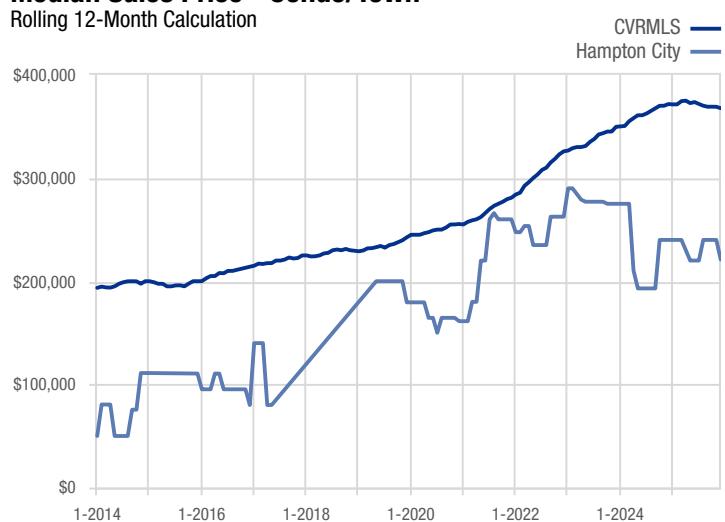
Median Sales Price - Single-Family

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.