

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Louisa County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	21	17	- 19.0%	438	438	0.0%
Pending Sales	18	9	- 50.0%	330	286	- 13.3%
Closed Sales	27	24	- 11.1%	328	291	- 11.3%
Days on Market Until Sale	31	38	+ 22.6%	40	45	+ 12.5%
Median Sales Price*	\$449,900	\$384,700	- 14.5%	\$374,000	\$389,900	+ 4.3%
Average Sales Price*	\$450,286	\$397,158	- 11.8%	\$456,233	\$433,166	- 5.1%
Percent of Original List Price Received*	97.7%	96.7%	- 1.0%	97.7%	97.9%	+ 0.2%
Inventory of Homes for Sale	83	89	+ 7.2%	—	—	—
Months Supply of Inventory	3.0	3.7	+ 23.3%	—	—	—

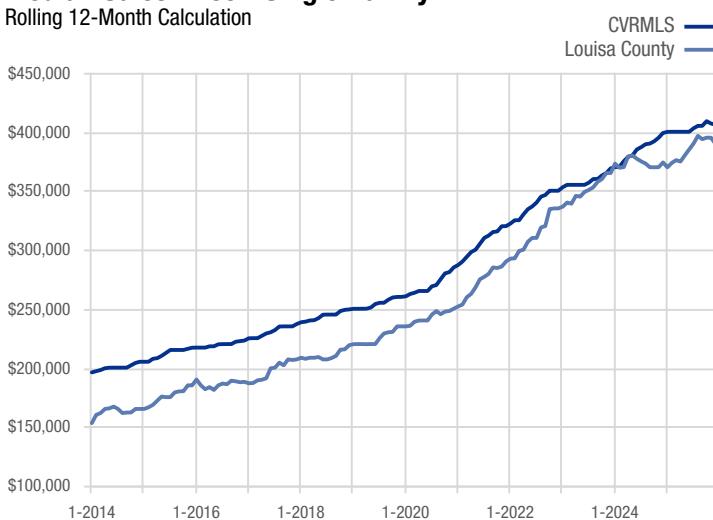
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	0	- 100.0%	4	0	- 100.0%
Pending Sales	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	52	68	+ 30.8%
Median Sales Price*	—	—	—	\$546,000	\$537,500	- 1.6%
Average Sales Price*	—	—	—	\$546,000	\$537,500	- 1.6%
Percent of Original List Price Received*	—	—	—	95.3%	95.8%	+ 0.5%
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.

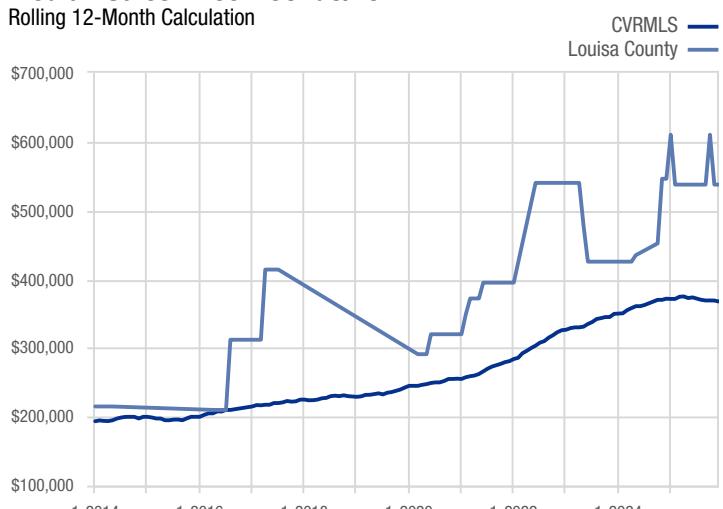
Median Sales Price - Single-Family

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.