

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Mathews County

Single Family

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------|----------|--------------|--------------|----------|
| | 2024 | 2025 | % Change | Thru 12-2024 | Thru 12-2025 | % Change |
| New Listings | 1 | 1 | 0.0% | 36 | 27 | - 25.0% |
| Pending Sales | 1 | 1 | 0.0% | 24 | 16 | - 33.3% |
| Closed Sales | 1 | 0 | - 100.0% | 22 | 18 | - 18.2% |
| Days on Market Until Sale | 53 | — | — | 45 | 43 | - 4.4% |
| Median Sales Price* | \$274,900 | — | — | \$537,500 | \$551,500 | + 2.6% |
| Average Sales Price* | \$274,900 | — | — | \$547,354 | \$610,922 | + 11.6% |
| Percent of Original List Price Received* | 100.0% | — | — | 99.5% | 99.2% | - 0.3% |
| Inventory of Homes for Sale | 3 | 2 | - 33.3% | — | — | — |
| Months Supply of Inventory | 1.4 | 1.1 | - 21.4% | — | — | — |

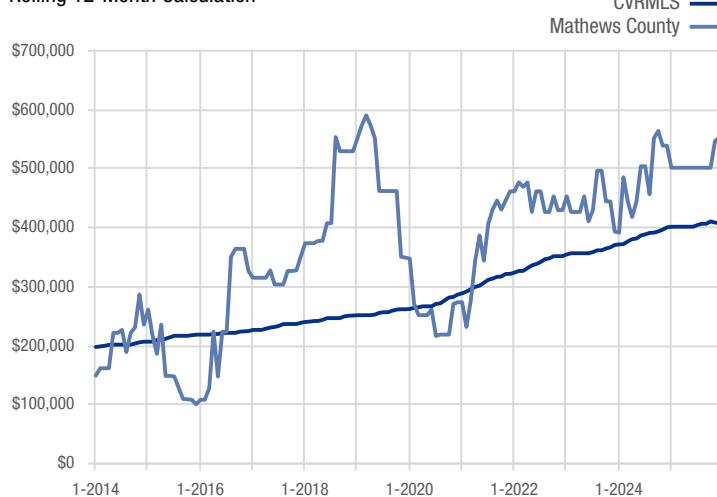
Condo/Town

| Key Metrics | December | | | Year to Date | | |
|--|----------|------|----------|--------------|--------------|----------|
| | 2024 | 2025 | % Change | Thru 12-2024 | Thru 12-2025 | % Change |
| New Listings | 0 | 0 | 0.0% | 0 | 2 | — |
| Pending Sales | 0 | 0 | 0.0% | 0 | 2 | — |
| Closed Sales | 0 | 0 | 0.0% | 0 | 2 | — |
| Days on Market Until Sale | — | — | — | — | 10 | — |
| Median Sales Price* | — | — | — | — | \$317,225 | — |
| Average Sales Price* | — | — | — | — | \$317,225 | — |
| Percent of Original List Price Received* | — | — | — | — | 99.4% | — |
| 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.

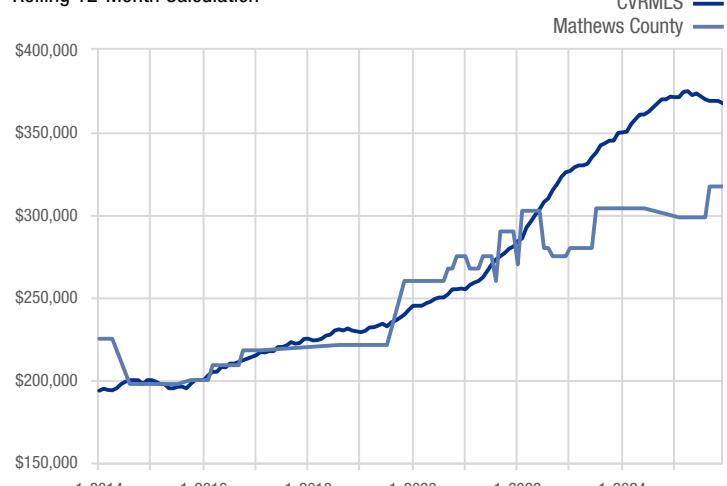
Median Sales Price - Single-Family

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.