

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



New Kent County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	29	30	+ 3.4%	453	616	+ 36.0%
Pending Sales	17	30	+ 76.5%	333	403	+ 21.0%
Closed Sales	27	29	+ 7.4%	351	377	+ 7.4%
Days on Market Until Sale	46	44	- 4.3%	44	44	0.0%
Median Sales Price*	\$450,000	\$510,000	+ 13.3%	\$446,000	\$475,630	+ 6.6%
Average Sales Price*	\$526,598	\$524,522	- 0.4%	\$486,508	\$506,511	+ 4.1%
Percent of Original List Price Received*	99.6%	98.7%	- 0.9%	100.5%	100.1%	- 0.4%
Inventory of Homes for Sale	98	135	+ 37.8%	—	—	—
Months Supply of Inventory	3.5	4.0	+ 14.3%	—	—	—

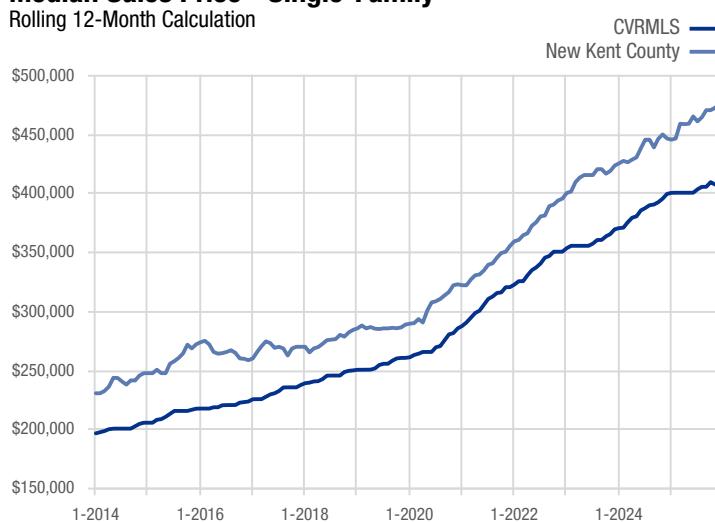
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	4	1	- 75.0%	59	46	- 22.0%
Pending Sales	4	1	- 75.0%	45	36	- 20.0%
Closed Sales	6	3	- 50.0%	45	40	- 11.1%
Days on Market Until Sale	27	80	+ 196.3%	32	41	+ 28.1%
Median Sales Price*	\$327,995	\$310,000	- 5.5%	\$313,990	\$324,793	+ 3.4%
Average Sales Price*	\$326,668	\$319,000	- 2.3%	\$316,359	\$328,510	+ 3.8%
Percent of Original List Price Received*	101.5%	98.7%	- 2.8%	99.6%	96.7%	- 2.9%
Inventory of Homes for Sale	14	3	- 78.6%	—	—	—
Months Supply of Inventory	3.7	1.0	- 73.0%	—	—	—

* 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.

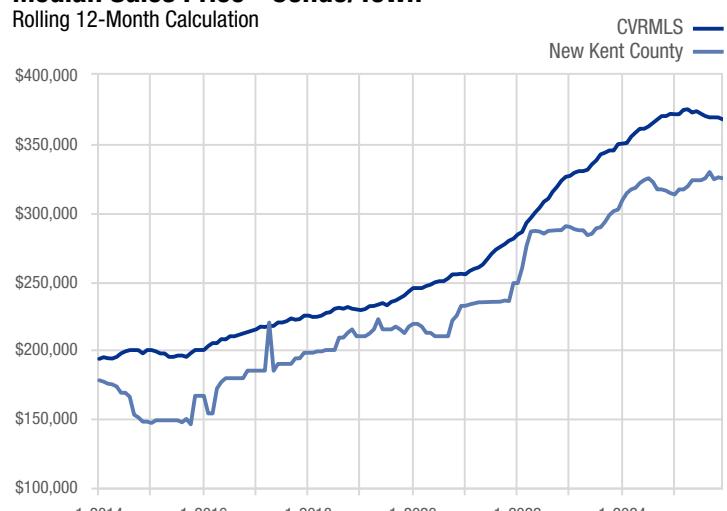
Median Sales Price - Single-Family

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.