

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Newport News City

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	3	1	- 66.7%	36	29	- 19.4%
Pending Sales	0	0	0.0%	23	19	- 17.4%
Closed Sales	4	1	- 75.0%	24	19	- 20.8%
Days on Market Until Sale	18	5	- 72.2%	33	31	- 6.1%
Median Sales Price*	\$302,375	\$395,000	+ 30.6%	\$304,500	\$269,950	- 11.3%
Average Sales Price*	\$308,938	\$395,000	+ 27.9%	\$383,510	\$305,782	- 20.3%
Percent of Original List Price Received*	112.8%	98.8%	- 12.4%	98.1%	98.6%	+ 0.5%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	3.9	2.1	- 46.2%	—	—	—

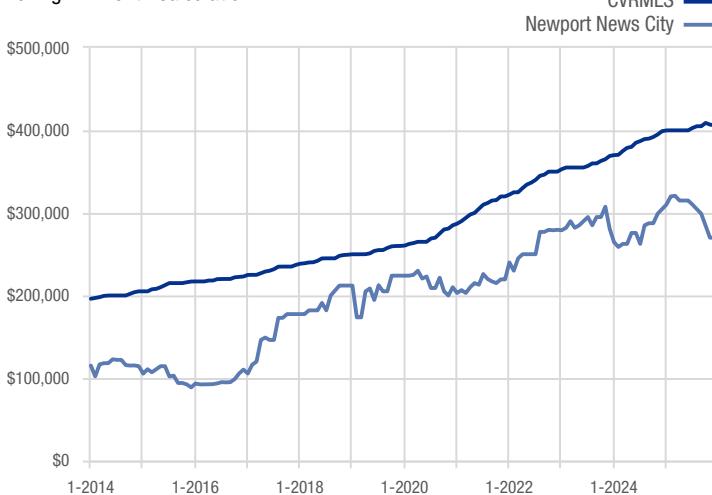
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	5	1	- 80.0%	15	14	- 6.7%
Pending Sales	1	1	0.0%	5	10	+ 100.0%
Closed Sales	0	1	—	4	11	+ 175.0%
Days on Market Until Sale	—	16	—	34	78	+ 129.4%
Median Sales Price*	—	\$140,000	—	\$255,000	\$239,500	- 6.1%
Average Sales Price*	—	\$140,000	—	\$233,500	\$260,274	+ 11.5%
Percent of Original List Price Received*	—	103.7%	—	98.9%	95.7%	- 3.2%
Inventory of Homes for Sale	10	2	- 80.0%	—	—	—
Months Supply of Inventory	8.0	1.8	- 77.5%	—	—	—

* 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.

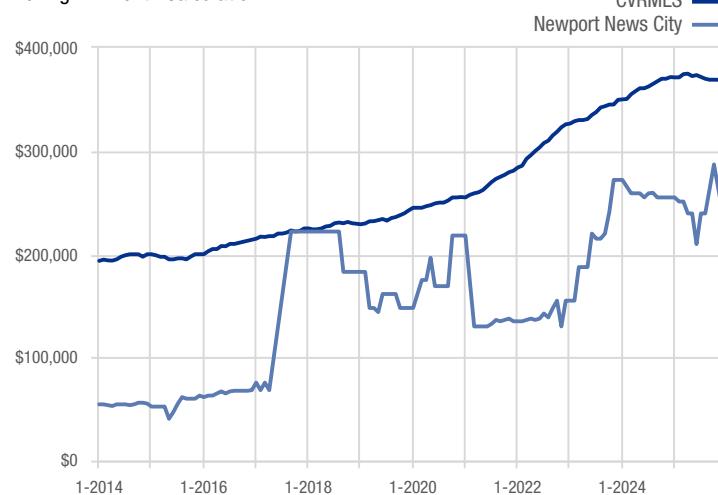
Median Sales Price - Single-Family

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.