

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Northumberland County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	4	4	0.0%	80	100	+ 25.0%
Pending Sales	4	2	- 50.0%	53	61	+ 15.1%
Closed Sales	3	4	+ 33.3%	53	66	+ 24.5%
Days on Market Until Sale	29	42	+ 44.8%	31	60	+ 93.5%
Median Sales Price*	\$497,500	\$451,750	- 9.2%	\$363,950	\$450,000	+ 23.6%
Average Sales Price*	\$499,000	\$437,625	- 12.3%	\$413,338	\$475,329	+ 15.0%
Percent of Original List Price Received*	93.5%	116.0%	+ 24.1%	96.3%	95.8%	- 0.5%
Inventory of Homes for Sale	19	20	+ 5.3%	—	—	—
Months Supply of Inventory	4.3	3.9	- 9.3%	—	—	—

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	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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.

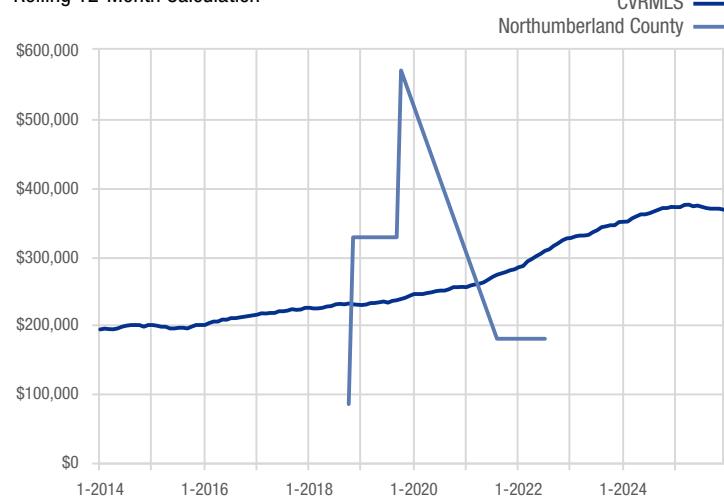
Median Sales Price - Single-Family

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.