

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Poquoson

Single Family

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 12-2024 | Thru 12-2025 | % Change |
| New Listings | 0 | 0 | 0.0% | 5 | 5 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 4 | 3 | - 25.0% |
| Closed Sales | 1 | 1 | 0.0% | 4 | 4 | 0.0% |
| Days on Market Until Sale | 50 | 6 | - 88.0% | 23 | 20 | - 13.0% |
| Median Sales Price* | \$392,000 | \$404,500 | + 3.2% | \$376,500 | \$547,000 | + 45.3% |
| Average Sales Price* | \$392,000 | \$404,500 | + 3.2% | \$360,750 | \$543,375 | + 50.6% |
| Percent of Original List Price Received* | 94.5% | 115.6% | + 22.3% | 99.4% | 103.6% | + 4.2% |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | — | — | — |
| Months Supply of Inventory | — | — | — | — | — | — |

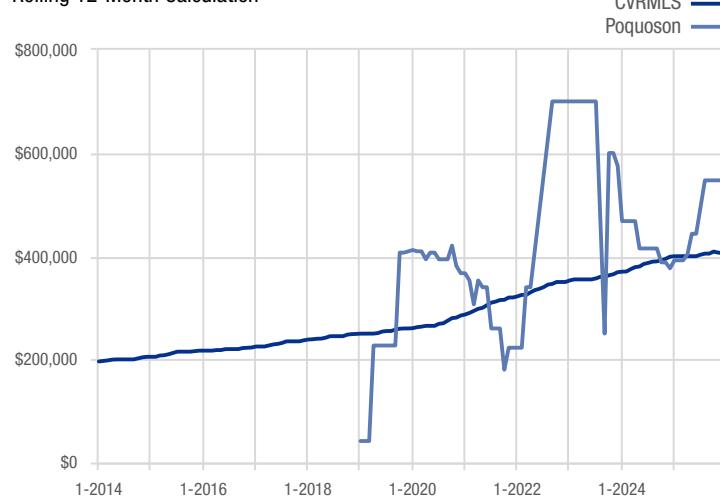
Condo/Town

| 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.

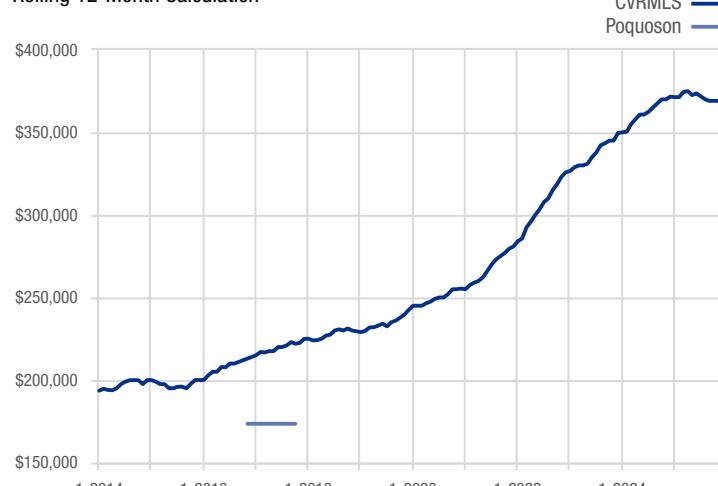
Median Sales Price - Single-Family

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.