

# Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Powhatan County

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	22	28	+ 27.3%	492	581	+ 18.1%
Pending Sales	21	21	0.0%	373	401	+ 7.5%
Closed Sales	30	26	- 13.3%	379	394	+ 4.0%
Days on Market Until Sale	28	29	+ 3.6%	24	28	+ 16.7%
Median Sales Price*	\$415,000	<b>\$557,868</b>	+ 34.4%	\$475,000	<b>\$505,000</b>	+ 6.3%
Average Sales Price*	\$484,722	<b>\$589,602</b>	+ 21.6%	\$527,892	<b>\$580,369</b>	+ 9.9%
Percent of Original List Price Received*	98.8%	<b>96.1%</b>	- 2.7%	99.1%	<b>98.7%</b>	- 0.4%
Inventory of Homes for Sale	53	70	+ 32.1%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

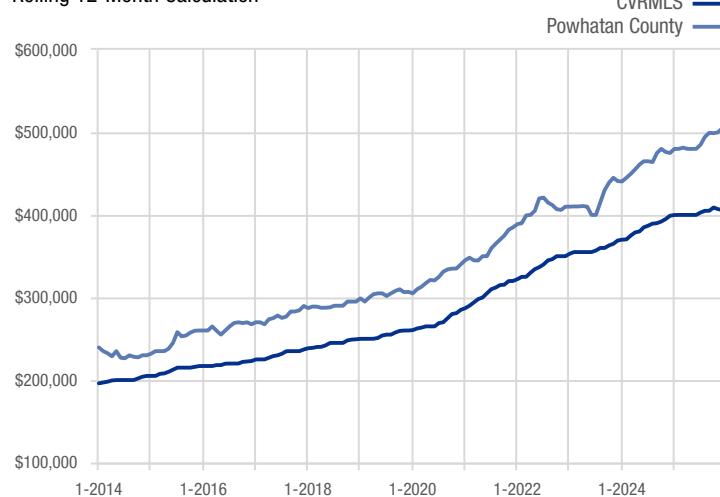
### Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales	0	<b>0</b>	0.0%	0	<b>0</b>	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	<b>0</b>	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.

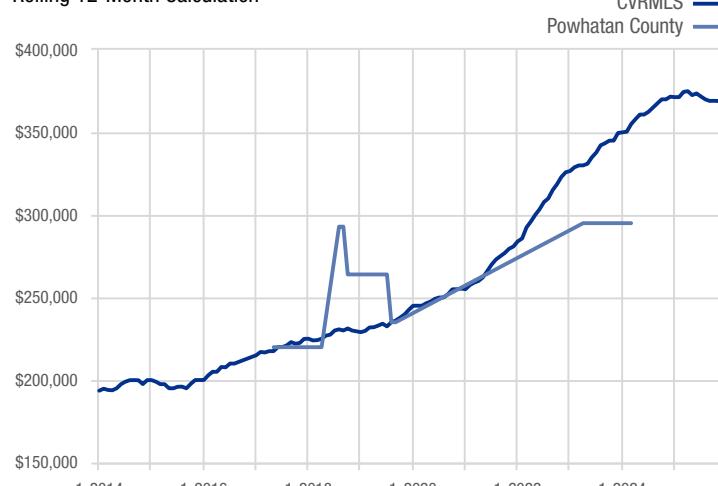
### Median Sales Price - Single-Family

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.