

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



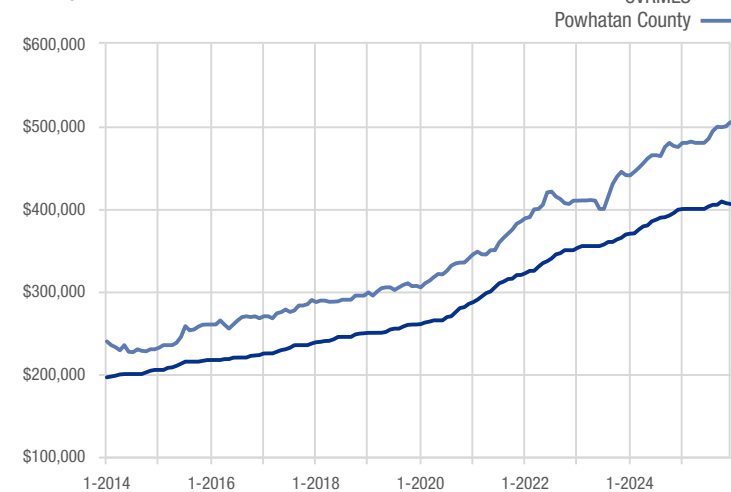
Powhatan County

Single Family	December			Year to Date		
Key Metrics	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	\$557,868	+ 34.4%	\$475,000	\$505,000	+ 6.3%
Average Sales Price*	\$484,722	\$589,602	+ 21.6%	\$527,892	\$580,369	+ 9.9%
Percent of Original List Price Received*	98.8%	96.1%	- 2.7%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	53	70	+ 32.1%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

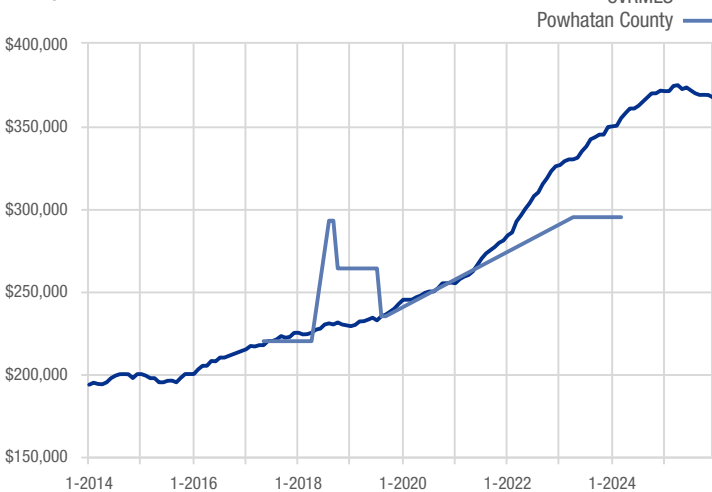
Condo/Town	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent 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



Median Sales Price - Condo/Town



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.