

# Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

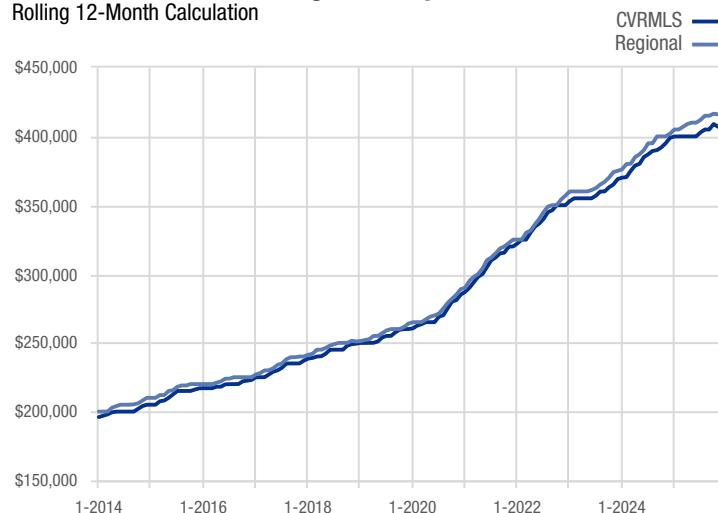
Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	806	<b>685</b>	- 15.0%	16,556	<b>17,406</b>	+ 5.1%
Pending Sales	751	<b>786</b>	+ 4.7%	13,360	<b>13,647</b>	+ 2.1%
Closed Sales	1,124	<b>1,128</b>	+ 0.4%	13,369	<b>13,489</b>	+ 0.9%
Days on Market Until Sale	33	<b>35</b>	+ 6.1%	26	<b>28</b>	+ 7.7%
Median Sales Price*	\$415,000	<b>\$415,000</b>	0.0%	\$402,000	<b>\$416,000</b>	+ 3.5%
Average Sales Price*	\$492,280	<b>\$485,010</b>	- 1.5%	\$471,872	<b>\$487,356</b>	+ 3.3%
Percent of Original List Price Received*	98.8%	<b>98.7%</b>	- 0.1%	100.4%	<b>99.7%</b>	- 0.7%
Inventory of Homes for Sale	1,764	<b>1,637</b>	- 7.2%	—	—	—
Months Supply of Inventory	1.6	<b>1.4</b>	- 12.5%	—	—	—

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	221	<b>212</b>	- 4.1%	3,602	<b>4,026</b>	+ 11.8%
Pending Sales	166	<b>187</b>	+ 12.7%	2,746	<b>2,821</b>	+ 2.7%
Closed Sales	267	<b>248</b>	- 7.1%	2,763	<b>2,858</b>	+ 3.4%
Days on Market Until Sale	39	<b>44</b>	+ 12.8%	34	<b>37</b>	+ 8.8%
Median Sales Price*	\$380,000	<b>\$359,975</b>	- 5.3%	\$374,290	<b>\$368,995</b>	- 1.4%
Average Sales Price*	\$392,531	<b>\$382,604</b>	- 2.5%	\$393,669	<b>\$394,881</b>	+ 0.3%
Percent of Original List Price Received*	99.2%	<b>97.7%</b>	- 1.5%	100.0%	<b>98.6%</b>	- 1.4%
Inventory of Homes for Sale	552	<b>584</b>	+ 5.8%	—	—	—
Months Supply of Inventory	2.4	<b>2.5</b>	+ 4.2%	—	—	—

\* 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.

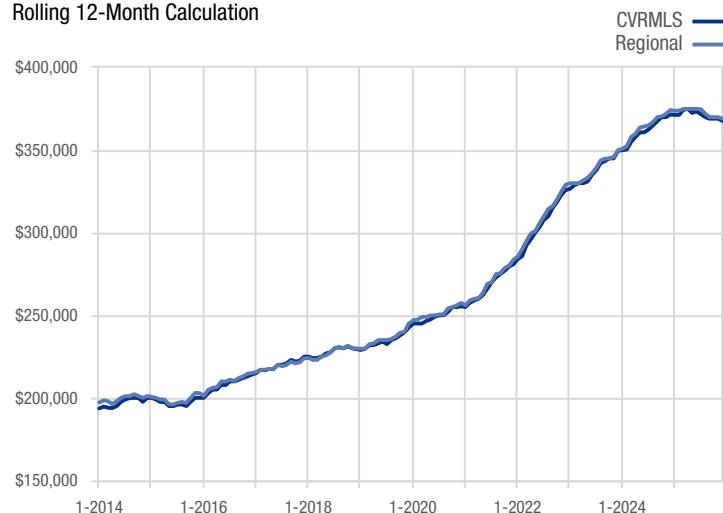
### Median Sales Price - Single-Family

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.

Current as of January 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.