

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Regional

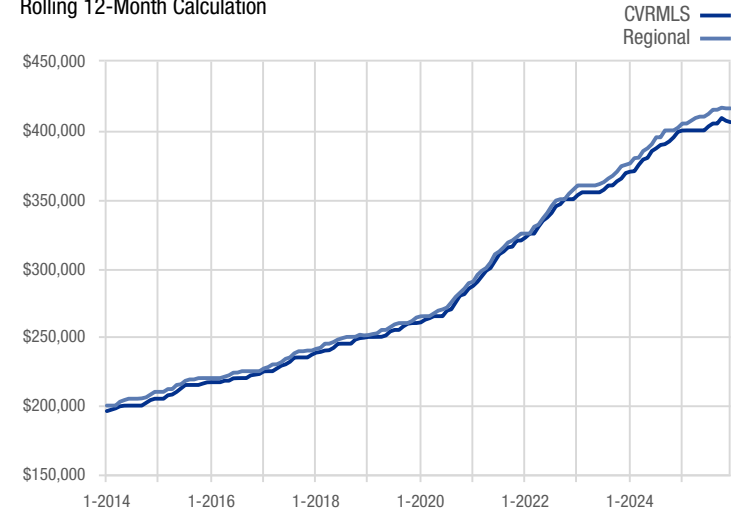
Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

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

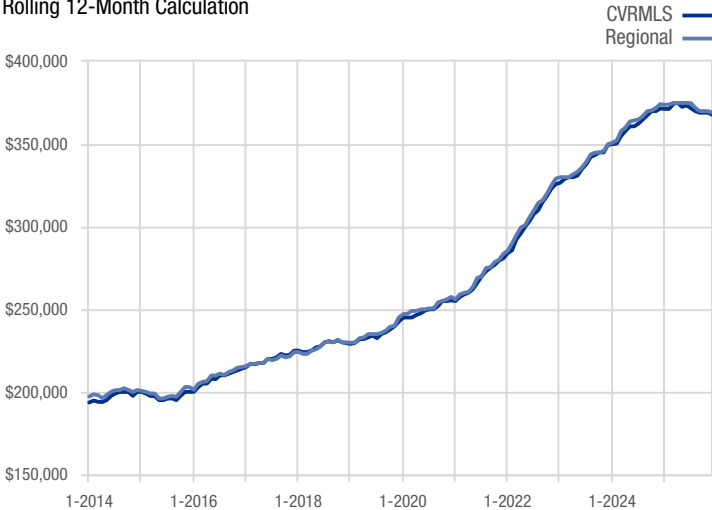
Condo/Town	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	221	212	- 4.1%	3,602	4,026	+ 11.8%
Pending Sales	166	187	+ 12.7%	2,746	2,821	+ 2.7%
Closed Sales	267	248	- 7.1%	2,763	2,858	+ 3.4%
Days on Market Until Sale	39	44	+ 12.8%	34	37	+ 8.8%
Median Sales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