

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Richmond City

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	144	107	- 25.7%	2,763	2,873	+ 4.0%
Pending Sales	104	125	+ 20.2%	2,199	2,158	- 1.9%
Closed Sales	178	157	- 11.8%	2,196	2,117	- 3.6%
Days on Market Until Sale	32	30	- 6.3%	21	21	0.0%
Median Sales Price*	\$399,975	\$395,000	- 1.2%	\$399,000	\$425,000	+ 6.5%
Average Sales Price*	\$541,873	\$493,086	- 9.0%	\$499,594	\$527,052	+ 5.5%
Percent of Original List Price Received*	97.4%	100.3%	+ 3.0%	101.0%	100.2%	- 0.8%
Inventory of Homes for Sale	253	224	- 11.5%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

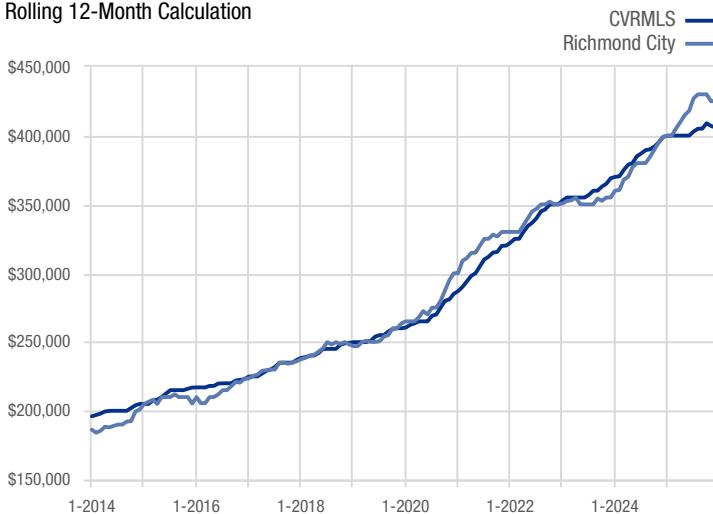
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	23	23	0.0%	598	593	- 0.8%
Pending Sales	18	25	+ 38.9%	399	406	+ 1.8%
Closed Sales	33	40	+ 21.2%	380	408	+ 7.4%
Days on Market Until Sale	36	53	+ 47.2%	29	40	+ 37.9%
Median Sales Price*	\$409,000	\$309,405	- 24.4%	\$360,000	\$314,938	- 12.5%
Average Sales Price*	\$404,150	\$338,916	- 16.1%	\$397,414	\$375,592	- 5.5%
Percent of Original List Price Received*	98.1%	95.4%	- 2.8%	99.0%	97.9%	- 1.1%
Inventory of Homes for Sale	86	86	0.0%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

* 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.

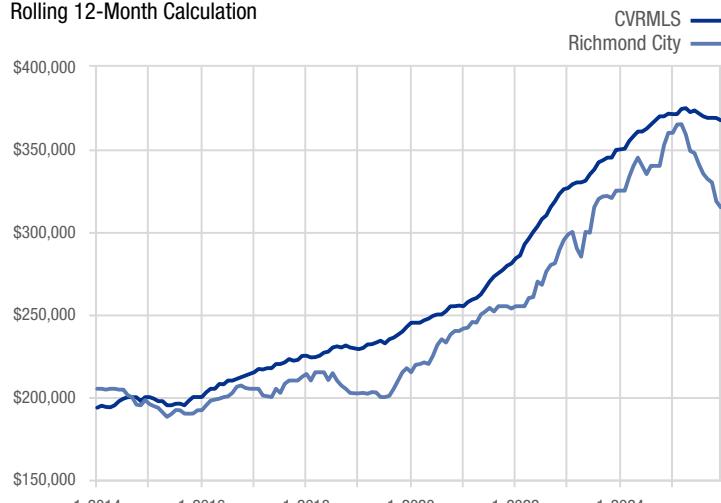
Median Sales Price - Single-Family

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.