

# Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Richmond Metro

Chesterfield, Hanover, Henrico, and Richmond City

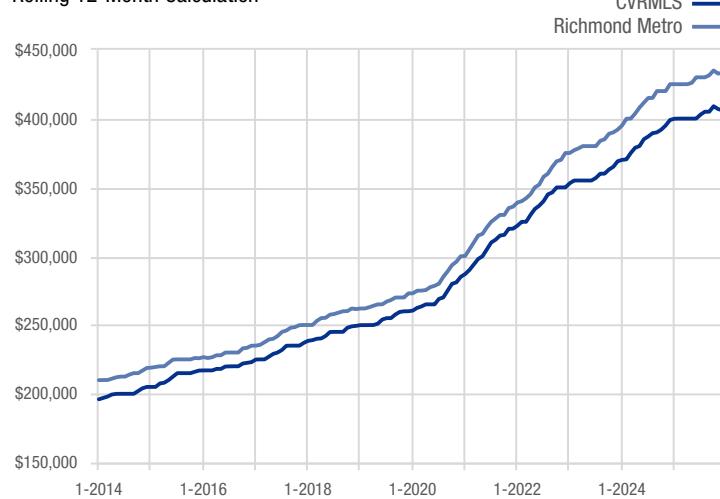
Single Family		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		584	495	- 15.2%	12,509	13,088	+ 4.6%
Pending Sales		577	598	+ 3.6%	10,319	10,457	+ 1.3%
Closed Sales		884	862	- 2.5%	10,308	10,388	+ 0.8%
Days on Market Until Sale		32	33	+ 3.1%	24	25	+ 4.2%
Median Sales Price*		\$425,000	<b>\$428,000</b>	+ 0.7%	\$425,000	<b>\$433,000</b>	+ 1.9%
Average Sales Price*		\$507,101	<b>\$492,583</b>	- 2.9%	\$493,310	<b>\$506,288</b>	+ 2.6%
Percent of Original List Price Received*		98.9%	<b>98.9%</b>	0.0%	100.9%	<b>100.0%</b>	- 0.9%
Inventory of Homes for Sale		1,171	<b>1,058</b>	- 9.6%	—	—	—
Months Supply of Inventory		1.4	<b>1.2</b>	- 14.3%	—	—	—

Condo/Town		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		209	<b>201</b>	- 3.8%	3,397	<b>3,798</b>	+ 11.8%
Pending Sales		154	<b>178</b>	+ 15.6%	2,586	<b>2,679</b>	+ 3.6%
Closed Sales		251	<b>235</b>	- 6.4%	2,607	<b>2,706</b>	+ 3.8%
Days on Market Until Sale		40	<b>44</b>	+ 10.0%	33	<b>37</b>	+ 12.1%
Median Sales Price*		\$382,165	<b>\$365,000</b>	- 4.5%	\$375,000	<b>\$369,523</b>	- 1.5%
Average Sales Price*		\$392,317	<b>\$383,238</b>	- 2.3%	\$393,263	<b>\$394,051</b>	+ 0.2%
Percent of Original List Price Received*		99.1%	<b>97.5%</b>	- 1.6%	100.0%	<b>98.6%</b>	- 1.4%
Inventory of Homes for Sale		511	<b>529</b>	+ 3.5%	—	—	—
Months Supply of Inventory		2.4	<b>2.4</b>	0.0%	—	—	—

\* 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.

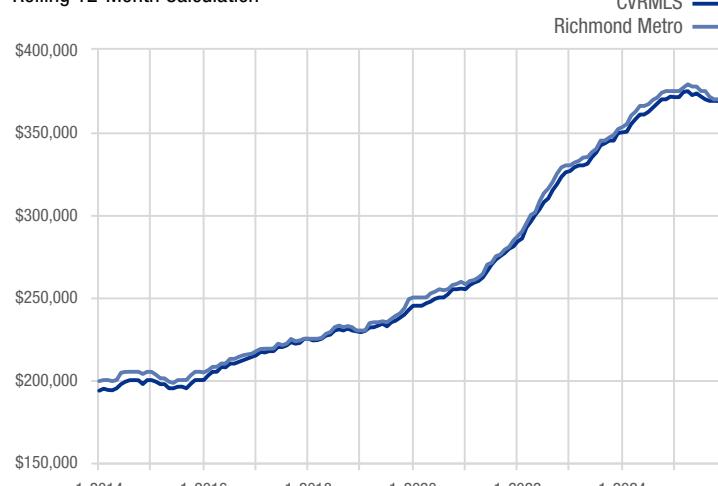
### Median Sales Price - Single-Family

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.