

# Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Tappahannock (unincorporated town)

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	5	4	- 20.0%	54	60	+ 11.1%
Pending Sales	2	5	+ 150.0%	39	41	+ 5.1%
Closed Sales	0	2	—	40	40	0.0%
Days on Market Until Sale	—	1	—	66	49	- 25.8%
Median Sales Price*	—	<b>\$407,127</b>	—	\$339,950	<b>\$339,950</b>	0.0%
Average Sales Price*	—	<b>\$407,127</b>	—	\$467,648	<b>\$406,217</b>	- 13.1%
Percent of Original List Price Received*	—	<b>102.6%</b>	—	97.7%	<b>97.4%</b>	- 0.3%
Inventory of Homes for Sale	13	<b>18</b>	+ 38.5%	—	—	—
Months Supply of Inventory	4.0	<b>4.4</b>	+ 10.0%	—	—	—

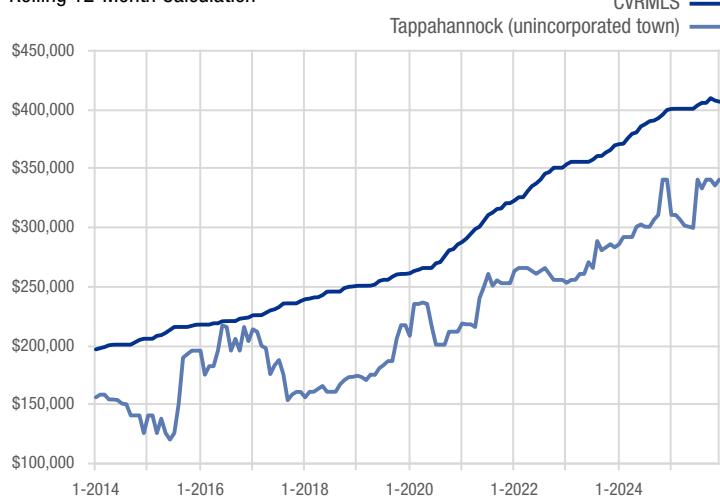
### Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	<b>0</b>	0.0%	2	<b>2</b>	0.0%
Pending Sales	0	<b>0</b>	0.0%	2	<b>2</b>	0.0%
Closed Sales	0	<b>0</b>	0.0%	2	<b>2</b>	0.0%
Days on Market Until Sale	—	—	—	7	<b>27</b>	+ 285.7%
Median Sales Price*	—	—	—	\$256,900	<b>\$324,975</b>	+ 26.5%
Average Sales Price*	—	—	—	\$256,900	<b>\$324,975</b>	+ 26.5%
Percent of Original List Price Received*	—	—	—	100.0%	<b>100.0%</b>	0.0%
Inventory of Homes for Sale	0	<b>0</b>	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.

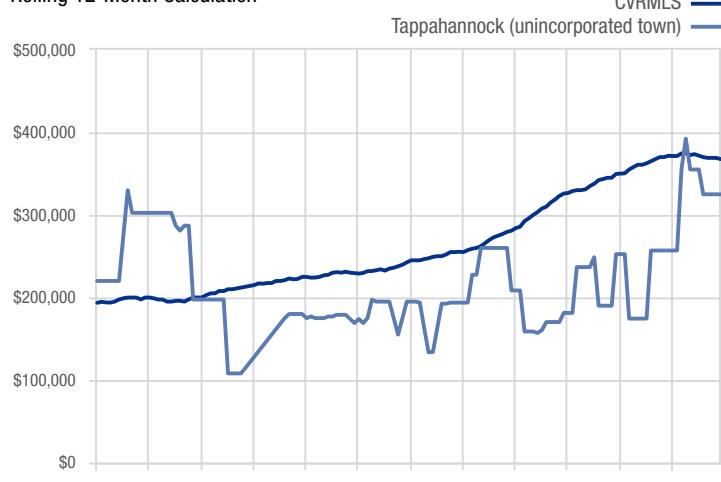
### Median Sales Price - Single-Family

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.