

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Williamsburg City

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1	0	- 100.0%	22	18	- 18.2%
Pending Sales	0	1	—	15	18	+ 20.0%
Closed Sales	1	4	+ 300.0%	16	18	+ 12.5%
Days on Market Until Sale	25	22	- 12.0%	12	28	+ 133.3%
Median Sales Price*	\$256,000	\$497,500	+ 94.3%	\$544,250	\$640,000	+ 17.6%
Average Sales Price*	\$256,000	\$502,875	+ 96.4%	\$622,622	\$662,472	+ 6.4%
Percent of Original List Price Received*	102.4%	97.8%	- 4.5%	99.1%	99.2%	+ 0.1%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.9	0.6	- 68.4%	—	—	—

Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	1	—	17	16	- 5.9%
Pending Sales	1	3	+ 200.0%	15	12	- 20.0%
Closed Sales	0	2	—	15	11	- 26.7%
Days on Market Until Sale	—	29	—	24	41	+ 70.8%
Median Sales Price*	—	\$467,000	—	\$316,000	\$205,000	- 35.1%
Average Sales Price*	—	\$467,000	—	\$324,070	\$325,000	+ 0.3%
Percent of Original List Price Received*	—	98.7%	—	97.9%	97.8%	- 0.1%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

* 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.