

# Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



## York County

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	1	—	38	33	- 13.2%
Pending Sales	2	3	+ 50.0%	36	23	- 36.1%
Closed Sales	4	3	- 25.0%	38	23	- 39.5%
Days on Market Until Sale	18	11	- 38.9%	26	24	- 7.7%
Median Sales Price*	\$457,500	<b>\$680,000</b>	+ 48.6%	\$480,000	<b>\$475,000</b>	- 1.0%
Average Sales Price*	\$465,625	<b>\$710,000</b>	+ 52.5%	\$529,271	<b>\$510,551</b>	- 3.5%
Percent of Original List Price Received*	100.3%	<b>102.2%</b>	+ 1.9%	97.4%	<b>99.7%</b>	+ 2.4%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.3	<b>1.9</b>	+ 533.3%	—	—	—

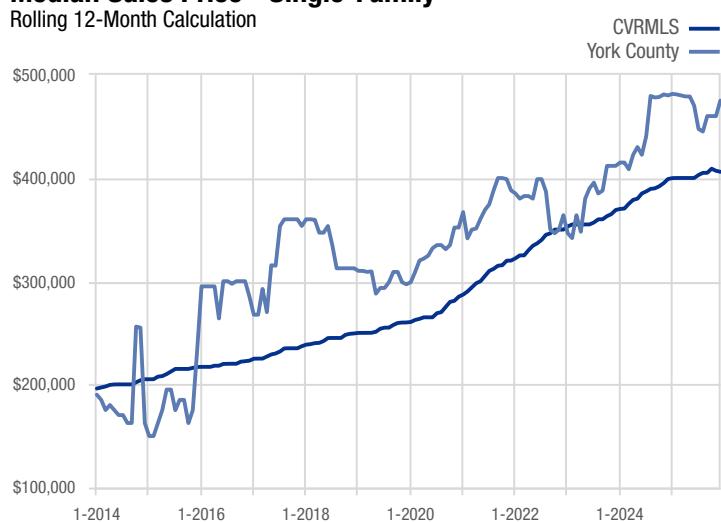
### Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	<b>0</b>	0.0%	10	<b>7</b>	- 30.0%
Pending Sales	0	<b>0</b>	0.0%	7	<b>5</b>	- 28.6%
Closed Sales	2	<b>0</b>	- 100.0%	7	<b>5</b>	- 28.6%
Days on Market Until Sale	5	—	—	10	<b>10</b>	0.0%
Median Sales Price*	\$348,001	—	—	\$297,500	<b>\$345,000</b>	+ 16.0%
Average Sales Price*	\$348,001	—	—	\$302,549	<b>\$351,060</b>	+ 16.0%
Percent of Original List Price Received*	98.8%	—	—	98.9%	<b>100.5%</b>	+ 1.6%
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.

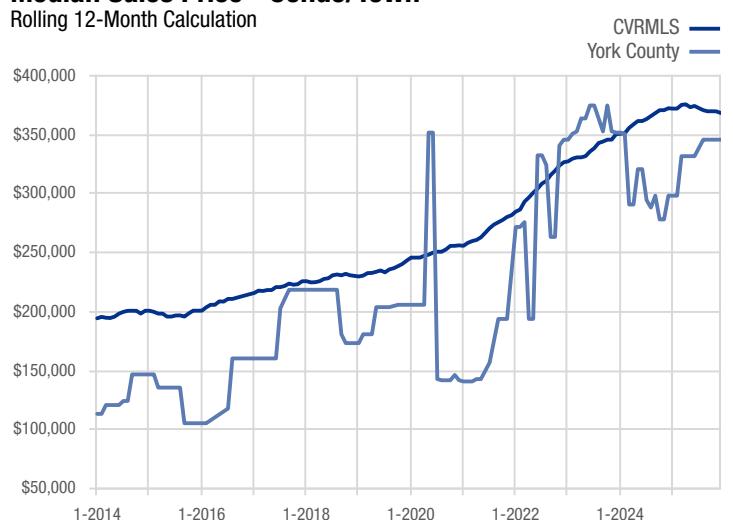
### Median Sales Price - Single-Family

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.