

# Local Market Update – January 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 30

30-Richmond

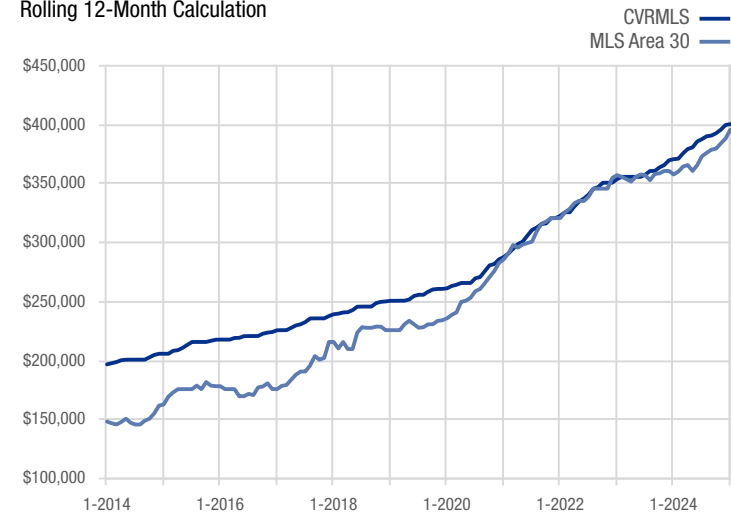
Single Family	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	36	38	+ 5.6%	36	38	+ 5.6%
Pending Sales	36	22	- 38.9%	36	22	- 38.9%
Closed Sales	27	27	0.0%	27	27	0.0%
Days on Market Until Sale	26	26	0.0%	26	26	0.0%
Median Sales Price*	\$327,500	\$348,000	+ 6.3%	\$327,500	\$348,000	+ 6.3%
Average Sales Price*	\$322,963	\$321,646	- 0.4%	\$322,963	\$321,646	- 0.4%
Percent of Original List Price Received*	95.7%	96.9%	+ 1.3%	95.7%	96.9%	+ 1.3%
Inventory of Homes for Sale	34	45	+ 32.4%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1	3	+ 200.0%	1	3	+ 200.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	1.0	3.3	+ 230.0%	—	—	—

\* 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.

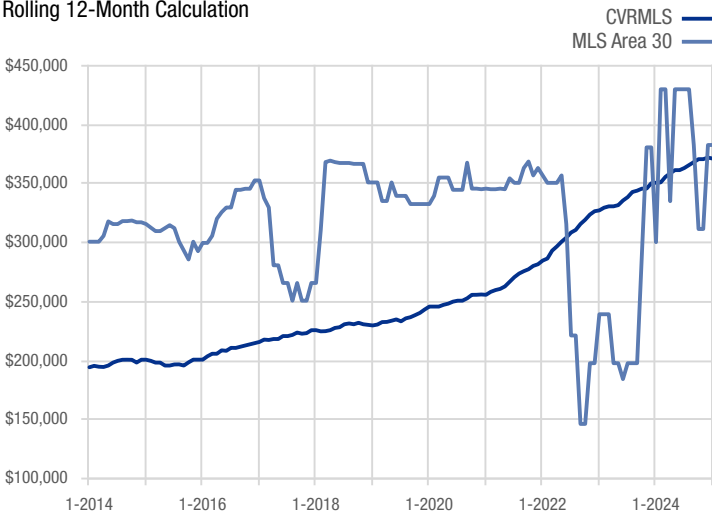
### Median Sales Price - Single-Family

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.