

Local Market Update – March 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

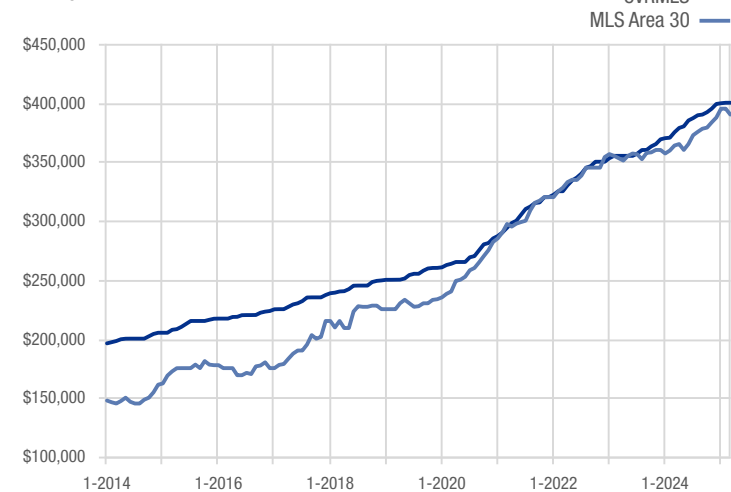
30-Richmond

Single Family	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	46	53	+ 15.2%	130	133	+ 2.3%
Pending Sales	41	42	+ 2.4%	109	86	- 21.1%
Closed Sales	32	22	- 31.3%	89	71	- 20.2%
Days on Market Until Sale	21	34	+ 61.9%	24	26	+ 8.3%
Median Sales Price*	\$392,500	\$382,500	- 2.5%	\$350,000	\$352,000	+ 0.6%
Average Sales Price*	\$407,276	\$358,759	- 11.9%	\$378,924	\$352,805	- 6.9%
Percent of Original List Price Received*	101.2%	98.7%	- 2.5%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	49	53	+ 8.2%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

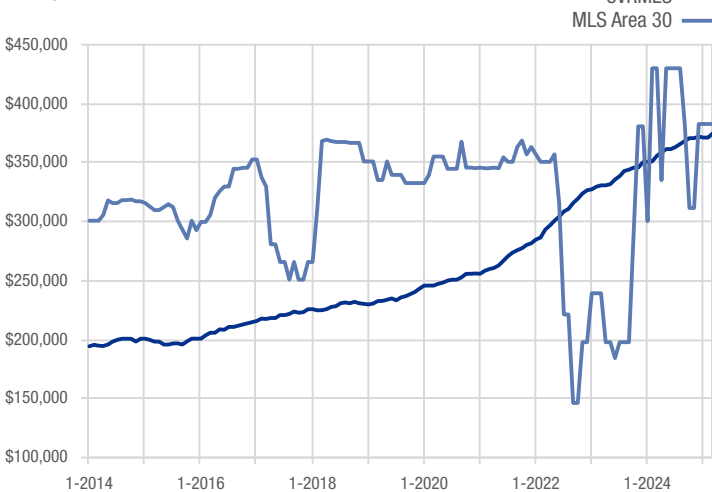
Condo/Town	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	3	+ 200.0%	3	6	+ 100.0%
Pending Sales	2	2	0.0%	2	5	+ 150.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.7	1.9	+ 171.4%	—	—	—

* 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



Median Sales Price - Condo/Town



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.