

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 10

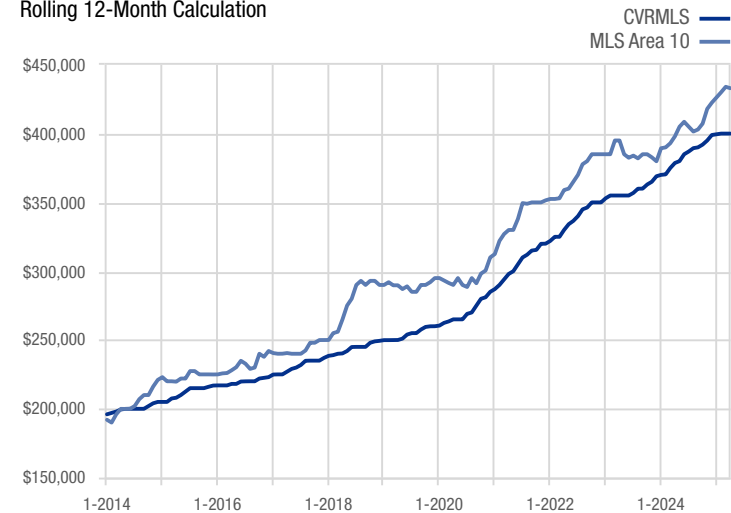
10-Richmond

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	77	100	+ 29.9%	280	330	+ 17.9%
Pending Sales	66	68	+ 3.0%	254	258	+ 1.6%
Closed Sales	66	49	- 25.8%	222	211	- 5.0%
Days on Market Until Sale	16	14	- 12.5%	25	24	- 4.0%
Median Sales Price*	\$462,250	\$450,000	- 2.7%	\$418,750	\$440,000	+ 5.1%
Average Sales Price*	\$520,079	\$577,762	+ 11.1%	\$472,432	\$537,269	+ 13.7%
Percent of Original List Price Received*	102.6%	101.7%	- 0.9%	101.1%	100.3%	- 0.8%
Inventory of Homes for Sale	63	106	+ 68.3%	—	—	—
Months Supply of Inventory	1.1	1.9	+ 72.7%	—	—	—

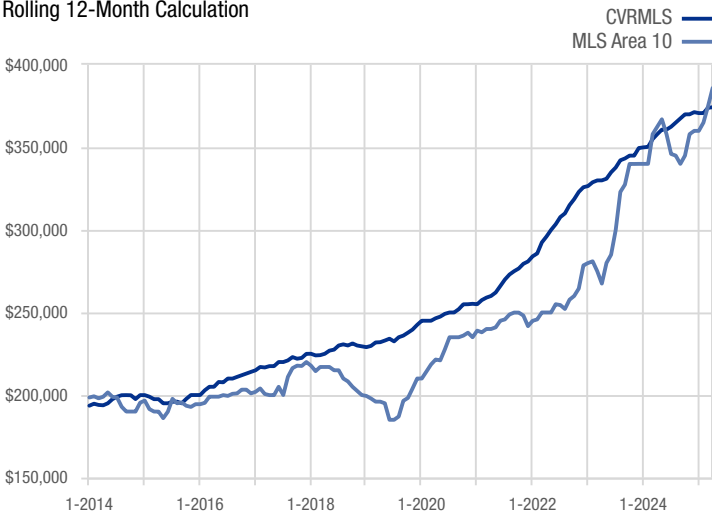
Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	25	43	+ 72.0%	118	120	+ 1.7%
Pending Sales	17	29	+ 70.6%	81	79	- 2.5%
Closed Sales	20	24	+ 20.0%	69	72	+ 4.3%
Days on Market Until Sale	9	42	+ 366.7%	25	40	+ 60.0%
Median Sales Price*	\$367,250	\$366,250	- 0.3%	\$340,000	\$389,920	+ 14.7%
Average Sales Price*	\$422,324	\$409,182	- 3.1%	\$352,273	\$405,803	+ 15.2%
Percent of Original List Price Received*	104.7%	98.3%	- 6.1%	101.0%	97.6%	- 3.4%
Inventory of Homes for Sale	44	46	+ 4.5%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

* 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.