

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

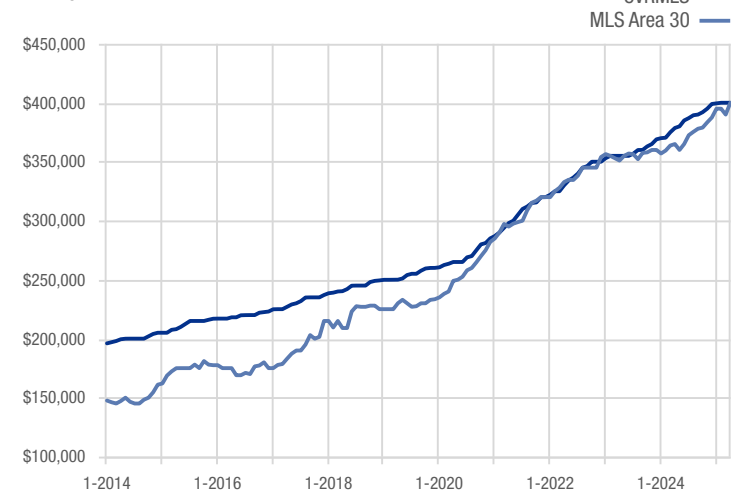
30-Richmond

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	56	62	+ 10.7%	186	197	+ 5.9%
Pending Sales	47	54	+ 14.9%	156	139	- 10.9%
Closed Sales	44	45	+ 2.3%	133	116	- 12.8%
Days on Market Until Sale	22	16	- 27.3%	23	22	- 4.3%
Median Sales Price*	\$329,000	\$412,000	+ 25.2%	\$349,700	\$385,000	+ 10.1%
Average Sales Price*	\$380,282	\$431,723	+ 13.5%	\$379,373	\$383,420	+ 1.1%
Percent of Original List Price Received*	100.2%	100.4%	+ 0.2%	99.3%	99.3%	0.0%
Inventory of Homes for Sale	49	57	+ 16.3%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

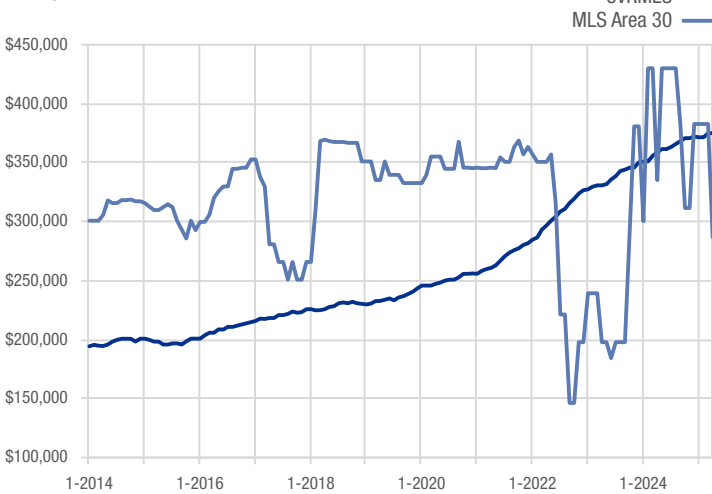
Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	1	—	3	8	+ 166.7%
Pending Sales	0	1	—	2	6	+ 200.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Days on Market Until Sale	8	32	+ 300.0%	8	32	+ 300.0%
Median Sales Price*	\$239,500	\$172,500	- 28.0%	\$239,500	\$172,500	- 28.0%
Average Sales Price*	\$239,500	\$266,000	+ 11.1%	\$239,500	\$266,000	+ 11.1%
Percent of Original List Price Received*	97.6%	89.4%	- 8.4%	97.6%	89.4%	- 8.4%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.7	2.0	+ 185.7%	—	—	—

* 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



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.