

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

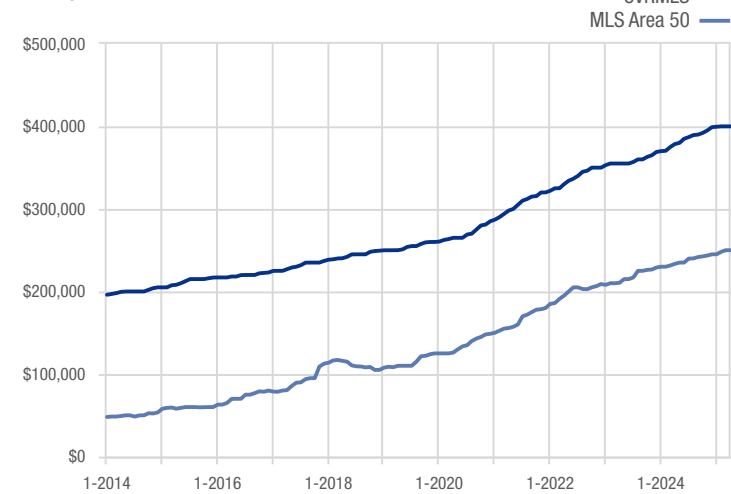
50-Richmond

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	40	32	- 20.0%	176	139	- 21.0%
Pending Sales	34	34	0.0%	134	109	- 18.7%
Closed Sales	32	23	- 28.1%	117	84	- 28.2%
Days on Market Until Sale	26	23	- 11.5%	25	28	+ 12.0%
Median Sales Price*	\$237,225	\$222,000	- 6.4%	\$239,500	\$250,000	+ 4.4%
Average Sales Price*	\$247,150	\$240,287	- 2.8%	\$245,658	\$253,357	+ 3.1%
Percent of Original List Price Received*	100.0%	98.2%	- 1.8%	98.1%	99.5%	+ 1.4%
Inventory of Homes for Sale	45	39	- 13.3%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

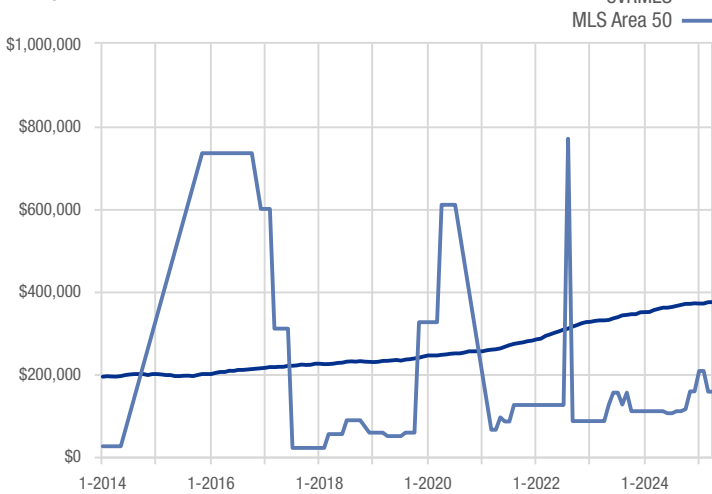
Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	1	—	2	22	+ 1,000.0%
Pending Sales	0	3	—	0	19	—
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	0	3	—
Median Sales Price*	—	—	—	\$158,000	\$157,250	- 0.5%
Average Sales Price*	—	—	—	\$158,000	\$157,250	- 0.5%
Percent of Original List Price Received*	—	—	—	90.3%	95.3%	+ 5.5%
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	1.4	—	—	—	—

* 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.