

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

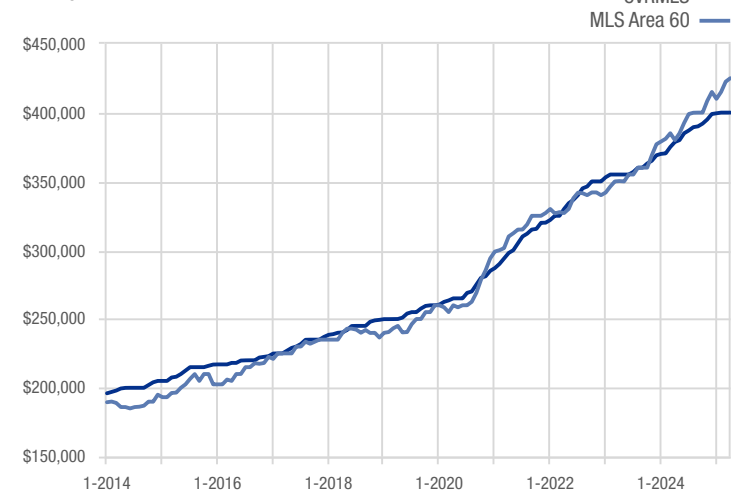
60-Richmond

Single Family	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	72	73	+ 1.4%	225	233	+ 3.6%
Pending Sales	69	54	- 21.7%	185	185	0.0%
Closed Sales	52	50	- 3.8%	140	151	+ 7.9%
Days on Market Until Sale	12	12	0.0%	15	18	+ 20.0%
Median Sales Price*	\$387,500	\$397,500	+ 2.6%	\$370,750	\$409,000	+ 10.3%
Average Sales Price*	\$425,915	\$437,877	+ 2.8%	\$411,271	\$452,354	+ 10.0%
Percent of Original List Price Received*	103.0%	104.6%	+ 1.6%	102.9%	101.7%	- 1.2%
Inventory of Homes for Sale	55	57	+ 3.6%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

Condo/Town	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	28	31	+ 10.7%	56	67	+ 19.6%
Pending Sales	14	15	+ 7.1%	31	46	+ 48.4%
Closed Sales	5	15	+ 200.0%	19	40	+ 110.5%
Days on Market Until Sale	74	40	- 45.9%	48	37	- 22.9%
Median Sales Price*	\$355,500	\$297,500	- 16.3%	\$300,000	\$284,490	- 5.2%
Average Sales Price*	\$463,787	\$343,914	- 25.8%	\$348,786	\$314,966	- 9.7%
Percent of Original List Price Received*	98.3%	99.0%	+ 0.7%	96.8%	97.7%	+ 0.9%
Inventory of Homes for Sale	32	34	+ 6.3%	—	—	—
Months Supply of Inventory	4.4	3.3	- 25.0%	—	—	—

* 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



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.