

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



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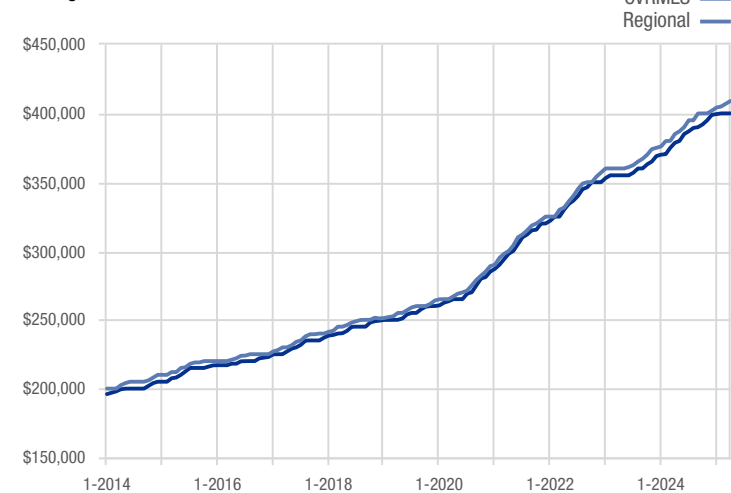
Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1,646	1,918	+ 16.5%	5,498	5,857	+ 6.5%
Pending Sales	1,365	1,465	+ 7.3%	4,624	4,622	- 0.0%
Closed Sales	1,175	1,164	- 0.9%	3,817	3,713	- 2.7%
Days on Market Until Sale	25	26	+ 4.0%	27	31	+ 14.8%
Median Sales Price*	\$400,000	\$410,000	+ 2.5%	\$387,000	\$400,000	+ 3.4%
Average Sales Price*	\$475,051	\$484,115	+ 1.9%	\$448,511	\$466,233	+ 4.0%
Percent of Original List Price Received*	101.8%	101.1%	- 0.7%	100.5%	99.9%	- 0.6%
Inventory of Homes for Sale	1,762	1,916	+ 8.7%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

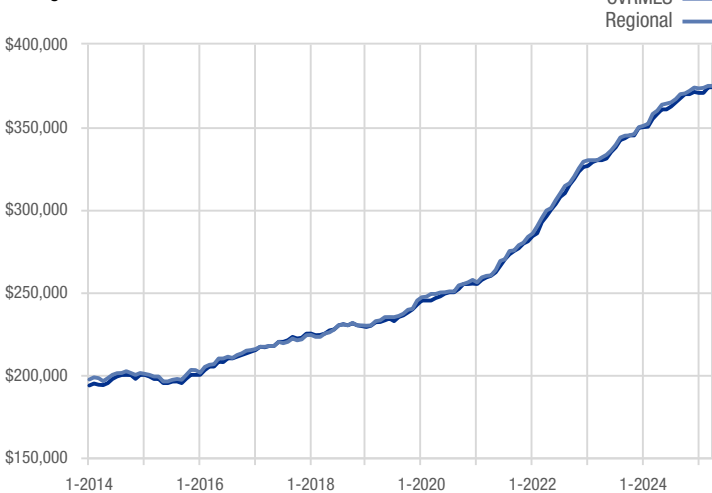
Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	314	434	+ 38.2%	1,171	1,376	+ 17.5%
Pending Sales	251	269	+ 7.2%	965	979	+ 1.5%
Closed Sales	248	249	+ 0.4%	818	803	- 1.8%
Days on Market Until Sale	27	36	+ 33.3%	32	39	+ 21.9%
Median Sales Price*	\$367,750	\$369,585	+ 0.5%	\$365,950	\$371,263	+ 1.5%
Average Sales Price*	\$406,117	\$390,668	- 3.8%	\$385,663	\$393,945	+ 2.1%
Percent of Original List Price Received*	101.2%	99.2%	- 2.0%	100.5%	98.7%	- 1.8%
Inventory of Homes for Sale	438	638	+ 45.7%	—	—	—
Months Supply of Inventory	1.9	2.8	+ 47.4%	—	—	—

* 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.
Current as of May 10, 2025. All data from Central Virginia Regional MLS. Report © 2025 ShowingTime Plus, LLC.