

Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 10

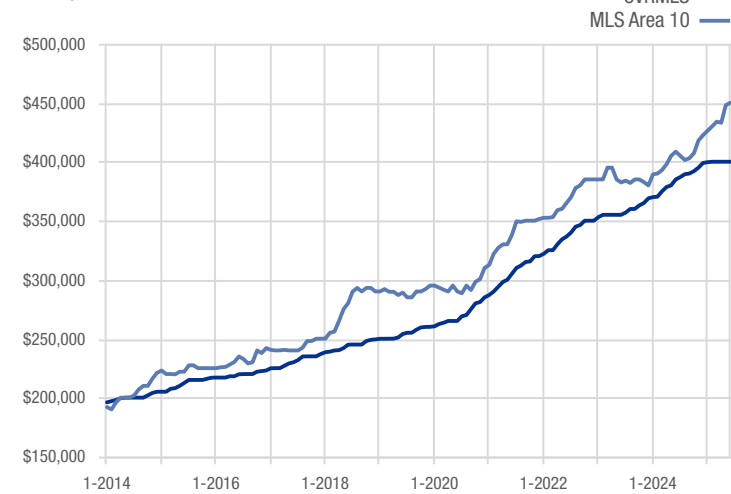
10-Richmond

Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	74	70	- 5.4%	443	500	+ 12.9%
Pending Sales	61	55	- 9.8%	376	383	+ 1.9%
Closed Sales	66	66	0.0%	365	355	- 2.7%
Days on Market Until Sale	17	13	- 23.5%	28	22	- 21.4%
Median Sales Price*	\$462,500	\$485,000	+ 4.9%	\$425,000	\$455,000	+ 7.1%
Average Sales Price*	\$544,135	\$577,551	+ 6.1%	\$502,358	\$559,554	+ 11.4%
Percent of Original List Price Received*	101.4%	101.3%	- 0.1%	101.2%	100.4%	- 0.8%
Inventory of Homes for Sale	74	109	+ 47.3%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

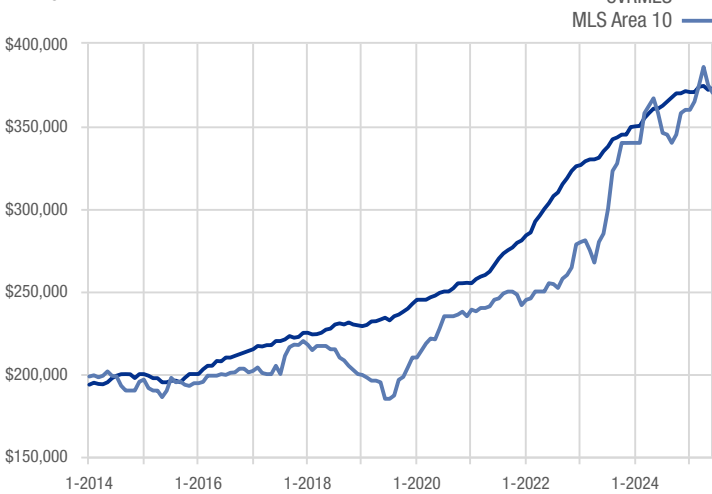
Condo/Town	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	31	26	- 16.1%	180	179	- 0.6%
Pending Sales	21	19	- 9.5%	126	121	- 4.0%
Closed Sales	21	18	- 14.3%	117	112	- 4.3%
Days on Market Until Sale	22	22	0.0%	26	38	+ 46.2%
Median Sales Price*	\$320,000	\$326,500	+ 2.0%	\$345,000	\$347,750	+ 0.8%
Average Sales Price*	\$375,521	\$380,123	+ 1.2%	\$370,061	\$406,348	+ 9.8%
Percent of Original List Price Received*	99.0%	101.3%	+ 2.3%	99.9%	98.6%	- 1.3%
Inventory of Homes for Sale	47	55	+ 17.0%	—	—	—
Months Supply of Inventory	2.5	2.8	+ 12.0%	—	—	—

* 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.