

# Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 20

20-Richmond

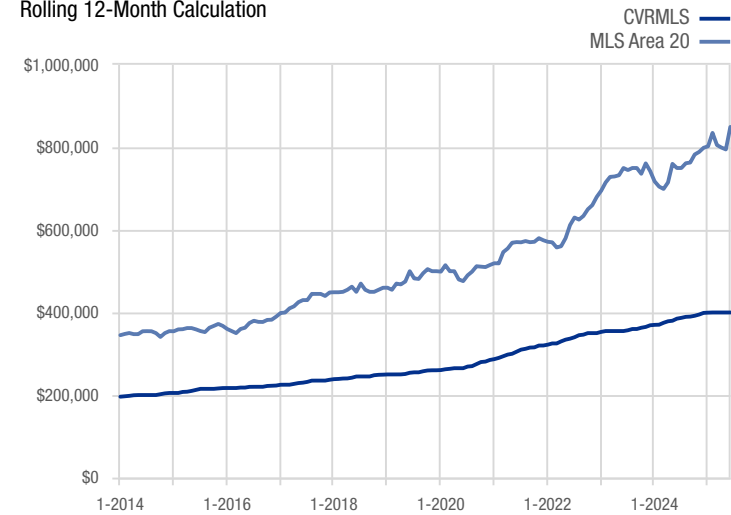
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	18	30	+ 66.7%	152	169	+ 11.2%
Pending Sales	18	34	+ 88.9%	137	149	+ 8.8%
Closed Sales	27	34	+ 25.9%	124	129	+ 4.0%
Days on Market Until Sale	9	12	+ 33.3%	13	15	+ 15.4%
Median Sales Price*	\$799,000	\$1,103,900	+ 38.2%	\$798,500	\$925,000	+ 15.8%
Average Sales Price*	\$947,663	\$1,157,246	+ 22.1%	\$1,009,193	\$1,071,069	+ 6.1%
Percent of Original List Price Received*	109.9%	103.9%	- 5.5%	106.6%	105.9%	- 0.7%
Inventory of Homes for Sale	17	18	+ 5.9%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

Condo/Town	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	5	2	- 60.0%	26	29	+ 11.5%
Pending Sales	3	5	+ 66.7%	14	20	+ 42.9%
Closed Sales	0	5	—	10	17	+ 70.0%
Days on Market Until Sale	—	25	—	19	18	- 5.3%
Median Sales Price*	—	\$615,000	—	\$370,225	\$590,000	+ 59.4%
Average Sales Price*	—	\$530,000	—	\$461,445	\$571,200	+ 23.8%
Percent of Original List Price Received*	—	97.2%	—	99.9%	100.4%	+ 0.5%
Inventory of Homes for Sale	18	10	- 44.4%	—	—	—
Months Supply of Inventory	6.6	2.7	- 59.1%	—	—	—

\* 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.

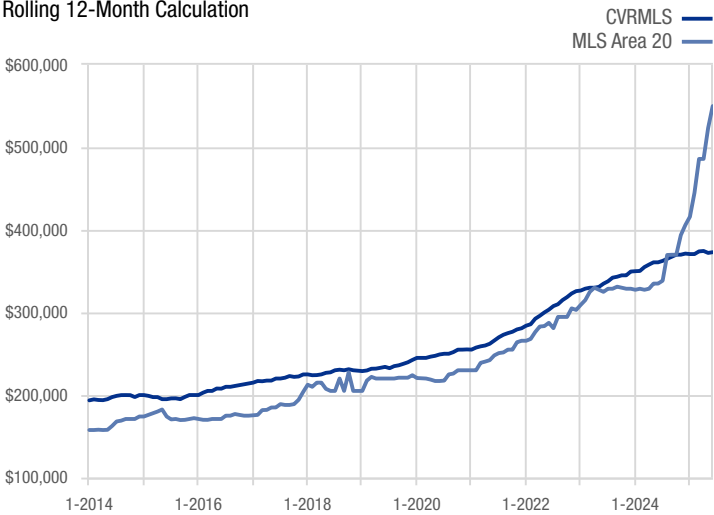
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Condo/Town

Rolling 12-Month Calculation



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.