

Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

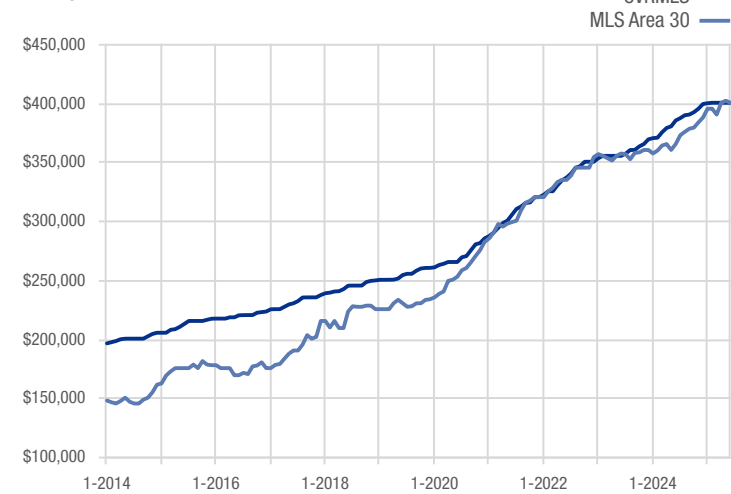
30-Richmond

Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	40	51	+ 27.5%	280	290	+ 3.6%
Pending Sales	38	36	- 5.3%	237	208	- 12.2%
Closed Sales	44	37	- 15.9%	218	201	- 7.8%
Days on Market Until Sale	11	19	+ 72.7%	19	20	+ 5.3%
Median Sales Price*	\$450,000	\$400,000	- 11.1%	\$360,000	\$400,000	+ 11.1%
Average Sales Price*	\$442,949	\$416,449	- 6.0%	\$394,547	\$412,923	+ 4.7%
Percent of Original List Price Received*	103.4%	98.1%	- 5.1%	100.7%	99.8%	- 0.9%
Inventory of Homes for Sale	45	60	+ 33.3%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

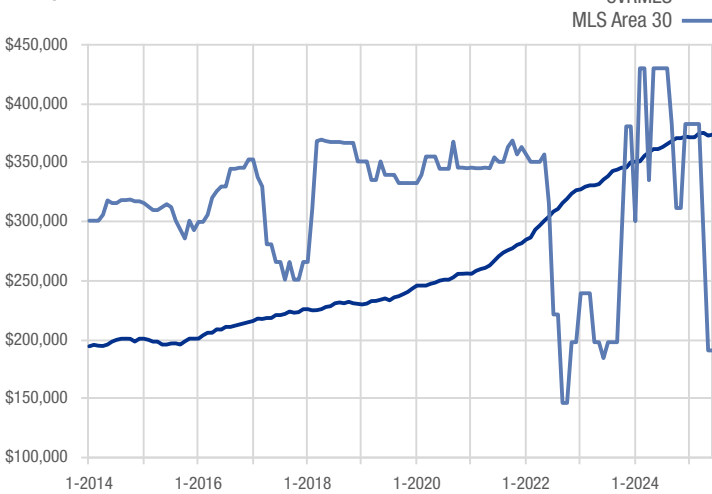
Condo/Town	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	1	—	5	10	+ 100.0%
Pending Sales	0	1	—	2	7	+ 250.0%
Closed Sales	0	0	0.0%	2	6	+ 200.0%
Days on Market Until Sale	—	—	—	37	24	- 35.1%
Median Sales Price*	—	—	—	\$362,250	\$190,000	- 47.6%
Average Sales Price*	—	—	—	\$362,250	\$282,992	- 21.9%
Percent of Original List Price Received*	—	—	—	91.7%	93.3%	+ 1.7%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

* 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.