

Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

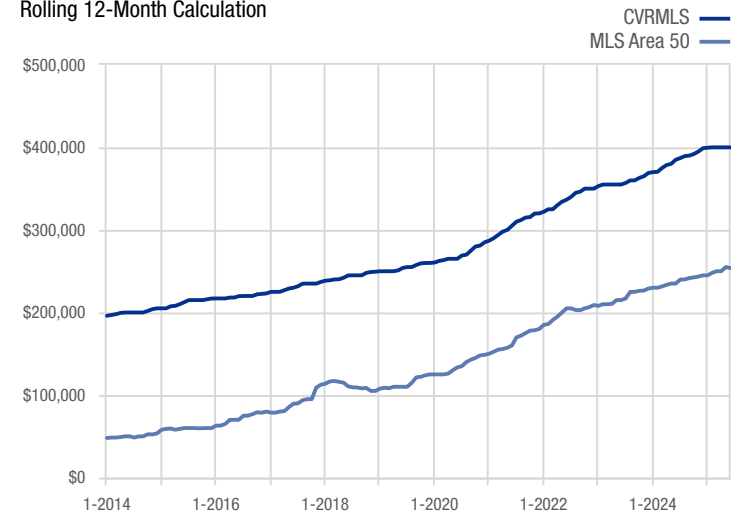
Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	38	40	+ 5.3%	253	224	- 11.5%
Pending Sales	33	29	- 12.1%	196	166	- 15.3%
Closed Sales	27	28	+ 3.7%	174	137	- 21.3%
Days on Market Until Sale	20	30	+ 50.0%	23	29	+ 26.1%
Median Sales Price*	\$237,500	\$250,000	+ 5.3%	\$239,950	\$250,000	+ 4.2%
Average Sales Price*	\$256,605	\$252,309	- 1.7%	\$250,058	\$258,357	+ 3.3%
Percent of Original List Price Received*	98.1%	99.7%	+ 1.6%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	47	50	+ 6.4%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

Condo/Town	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1	1	0.0%	3	38	+ 1,166.7%
Pending Sales	0	1	—	0	23	—
Closed Sales	0	5	—	1	12	+ 1,100.0%
Days on Market Until Sale	—	40	—	0	29	—
Median Sales Price*	—	\$302,610	—	\$158,000	\$295,658	+ 87.1%
Average Sales Price*	—	\$299,438	—	\$158,000	\$285,540	+ 80.7%
Percent of Original List Price Received*	—	103.3%	—	90.3%	99.4%	+ 10.1%
Inventory of Homes for Sale	1	16	+ 1,500.0%	—	—	—
Months Supply of Inventory	0.5	5.0	+ 900.0%	—	—	—

* 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.

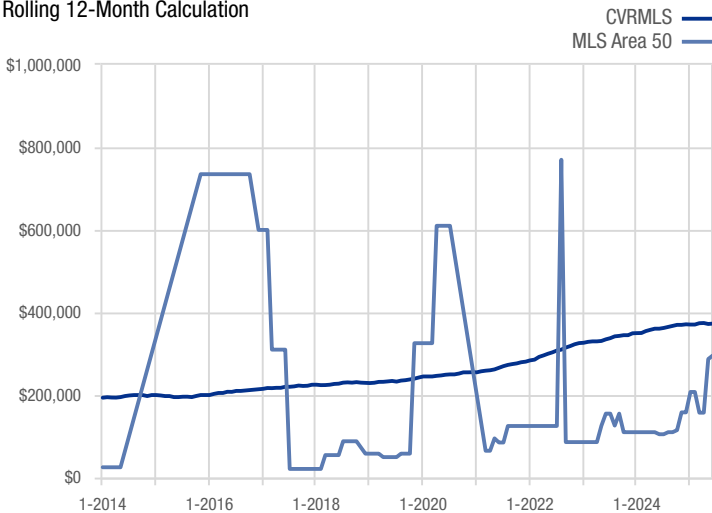
Median Sales Price - Single-Family

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.