

Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

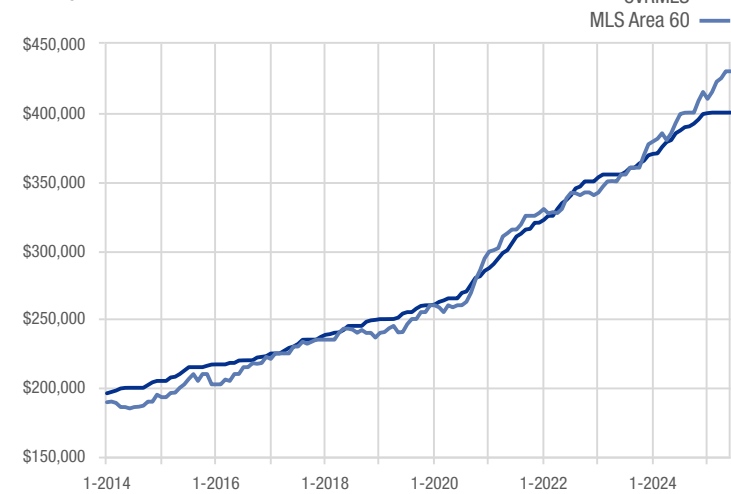
60-Richmond

Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	61	76	+ 24.6%	361	373	+ 3.3%
Pending Sales	63	51	- 19.0%	305	293	- 3.9%
Closed Sales	60	56	- 6.7%	254	261	+ 2.8%
Days on Market Until Sale	18	9	- 50.0%	16	16	0.0%
Median Sales Price*	\$442,500	\$475,000	+ 7.3%	\$399,475	\$430,000	+ 7.6%
Average Sales Price*	\$491,683	\$523,031	+ 6.4%	\$429,310	\$471,665	+ 9.9%
Percent of Original List Price Received*	102.5%	103.5%	+ 1.0%	102.5%	102.2%	- 0.3%
Inventory of Homes for Sale	55	70	+ 27.3%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

Condo/Town	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	14	11	- 21.4%	85	90	+ 5.9%
Pending Sales	11	7	- 36.4%	59	62	+ 5.1%
Closed Sales	19	11	- 42.1%	43	61	+ 41.9%
Days on Market Until Sale	21	80	+ 281.0%	34	42	+ 23.5%
Median Sales Price*	\$315,000	\$286,870	- 8.9%	\$318,000	\$286,870	- 9.8%
Average Sales Price*	\$355,542	\$347,479	- 2.3%	\$356,726	\$326,564	- 8.5%
Percent of Original List Price Received*	97.6%	97.7%	+ 0.1%	97.1%	97.8%	+ 0.7%
Inventory of Homes for Sale	30	32	+ 6.7%	—	—	—
Months Supply of Inventory	3.8	3.5	- 7.9%	—	—	—

* 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.