

Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.

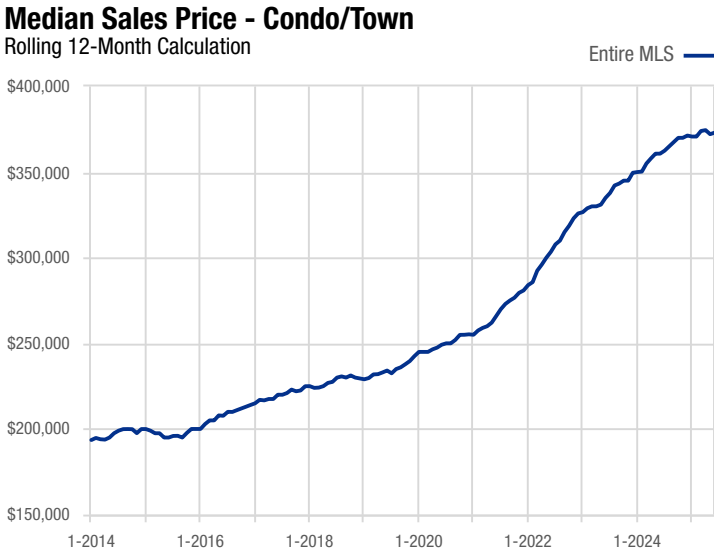
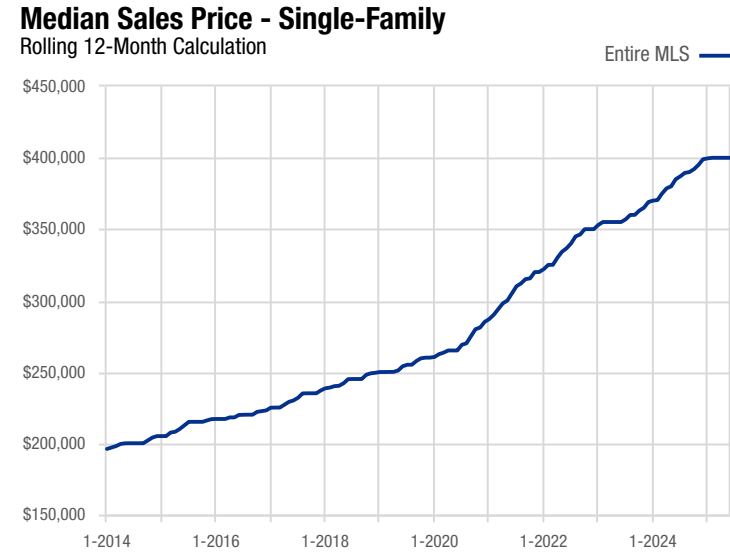


Entire MLS

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1,830	1,857	+ 1.5%	10,268	10,997	+ 7.1%
Pending Sales	1,413	1,586	+ 12.2%	8,274	8,478	+ 2.5%
Closed Sales	1,521	1,623	+ 6.7%	7,550	7,612	+ 0.8%
Days on Market Until Sale	23	21	- 8.7%	28	30	+ 7.1%
Median Sales Price*	\$415,000	\$428,450	+ 3.2%	\$391,000	\$405,000	+ 3.6%
Average Sales Price*	\$493,129	\$507,708	+ 3.0%	\$461,550	\$473,943	+ 2.7%
Percent of Original List Price Received*	101.0%	100.4%	- 0.6%	100.5%	99.9%	- 0.6%
Inventory of Homes for Sale	2,582	2,683	+ 3.9%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	307	320	+ 4.2%	1,857	2,182	+ 17.5%
Pending Sales	228	277	+ 21.5%	1,486	1,565	+ 5.3%
Closed Sales	234	308	+ 31.6%	1,375	1,404	+ 2.1%
Days on Market Until Sale	32	34	+ 6.3%	31	36	+ 16.1%
Median Sales Price*	\$362,500	\$369,990	+ 2.1%	\$367,000	\$369,950	+ 0.8%
Average Sales Price*	\$384,996	\$394,989	+ 2.6%	\$385,405	\$395,316	+ 2.6%
Percent of Original List Price Received*	100.2%	99.8%	- 0.4%	100.3%	99.0%	- 1.3%
Inventory of Homes for Sale	507	702	+ 38.5%	—	—	—
Months Supply of Inventory	2.2	2.8	+ 27.3%	—	—	—

* 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.



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.