

Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



Regional

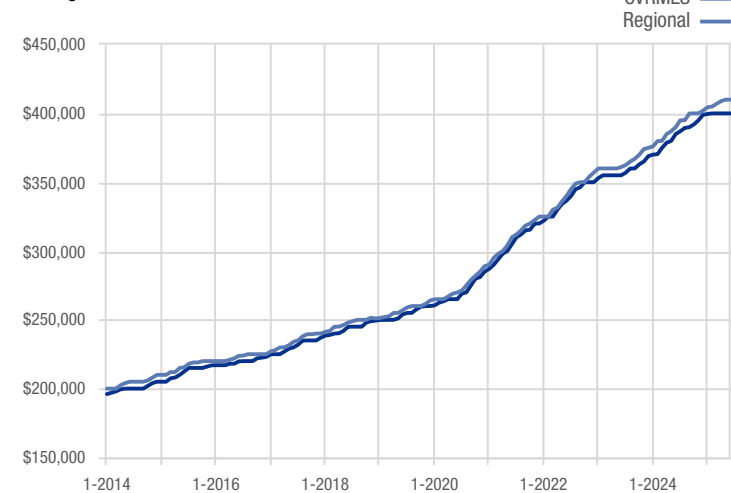
Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

Single Family	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1,539	1,595	+ 3.6%	8,706	9,285	+ 6.7%
Pending Sales	1,222	1,374	+ 12.4%	7,151	7,313	+ 2.3%
Closed Sales	1,335	1,431	+ 7.2%	6,540	6,556	+ 0.2%
Days on Market Until Sale	22	19	- 13.6%	25	27	+ 8.0%
Median Sales Price*	\$421,000	\$440,000	+ 4.5%	\$400,000	\$415,000	+ 3.8%
Average Sales Price*	\$493,494	\$519,982	+ 5.4%	\$467,393	\$483,901	+ 3.5%
Percent of Original List Price Received*	101.4%	100.8%	- 0.6%	101.0%	100.3%	- 0.7%
Inventory of Homes for Sale	2,000	2,076	+ 3.8%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

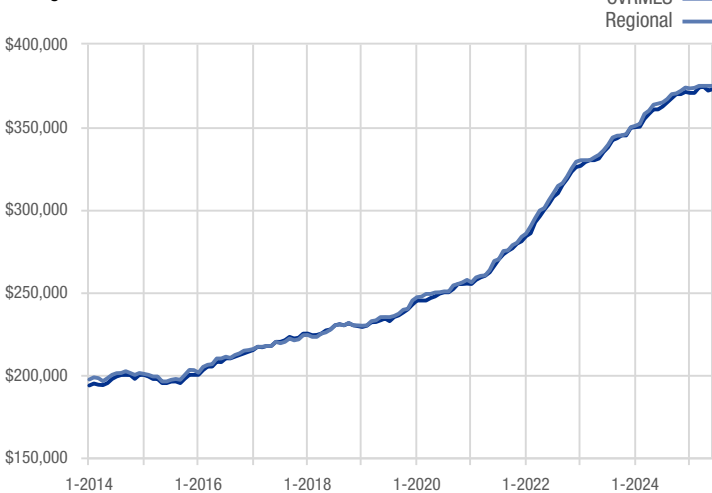
Condo/Town	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	293	303	+ 3.4%	1,771	2,081	+ 17.5%
Pending Sales	215	272	+ 26.5%	1,421	1,509	+ 6.2%
Closed Sales	223	300	+ 34.5%	1,315	1,348	+ 2.5%
Days on Market Until Sale	33	34	+ 3.0%	31	36	+ 16.1%
Median Sales Price*	\$365,500	\$370,000	+ 1.2%	\$368,000	\$371,263	+ 0.9%
Average Sales Price*	\$388,077	\$396,945	+ 2.3%	\$387,141	\$397,480	+ 2.7%
Percent of Original List Price Received*	100.3%	99.8%	- 0.5%	100.4%	99.0%	- 1.4%
Inventory of Homes for Sale	485	662	+ 36.5%	—	—	—
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.

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.
Current as of July 10, 2025. All data from Central Virginia Regional MLS. Report © 2025 ShowingTime Plus, LLC.