

Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

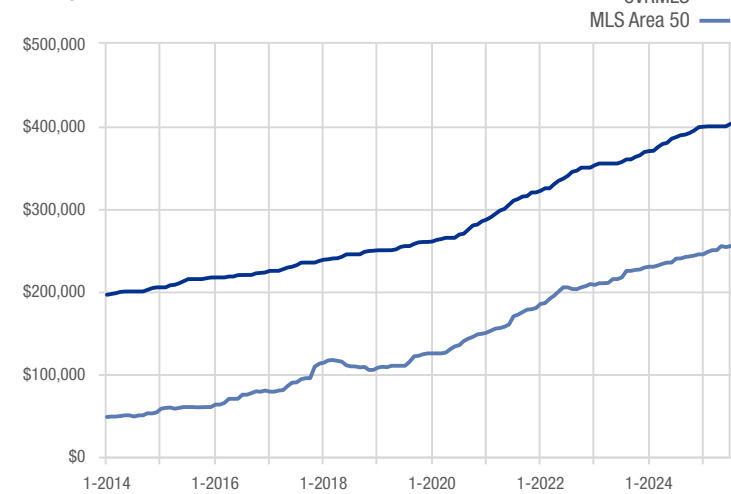
50-Richmond

Single Family	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	39	37	- 5.1%	292	264	- 9.6%
Pending Sales	29	30	+ 3.4%	225	194	- 13.8%
Closed Sales	39	28	- 28.2%	213	165	- 22.5%
Days on Market Until Sale	14	17	+ 21.4%	21	27	+ 28.6%
Median Sales Price*	\$258,000	\$258,975	+ 0.4%	\$242,500	\$254,975	+ 5.1%
Average Sales Price*	\$254,046	\$273,381	+ 7.6%	\$250,788	\$260,922	+ 4.0%
Percent of Original List Price Received*	100.3%	97.8%	- 2.5%	99.0%	99.1%	+ 0.1%
Inventory of Homes for Sale	52	52	0.0%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

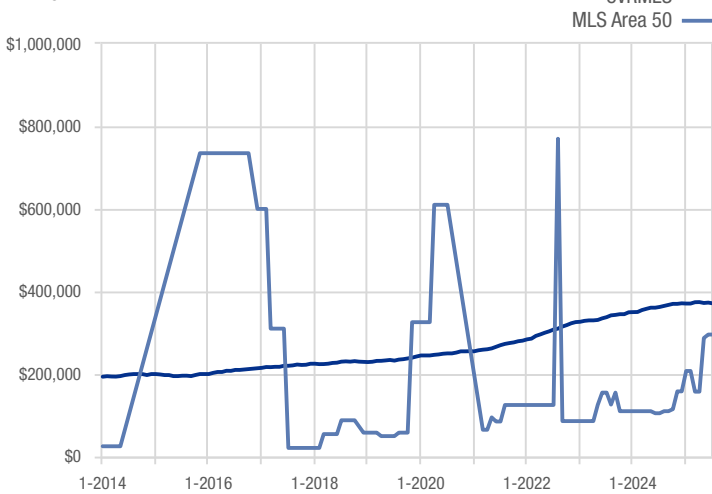
Condo/Town	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	4	+ 300.0%	4	42	+ 950.0%
Pending Sales	0	6	—	0	28	—
Closed Sales	0	4	—	1	16	+ 1,500.0%
Days on Market Until Sale	—	3	—	0	23	—
Median Sales Price*	—	\$296,478	—	\$158,000	\$295,683	+ 87.1%
Average Sales Price*	—	\$264,038	—	\$158,000	\$280,165	+ 77.3%
Percent of Original List Price Received*	—	100.8%	—	90.3%	99.8%	+ 10.5%
Inventory of Homes for Sale	2	11	+ 450.0%	—	—	—
Months Supply of Inventory	0.9	3.3	+ 266.7%	—	—	—

* 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.