

Richmond Metro

Chesterfield, Hanover, Henrico, and Richmond City

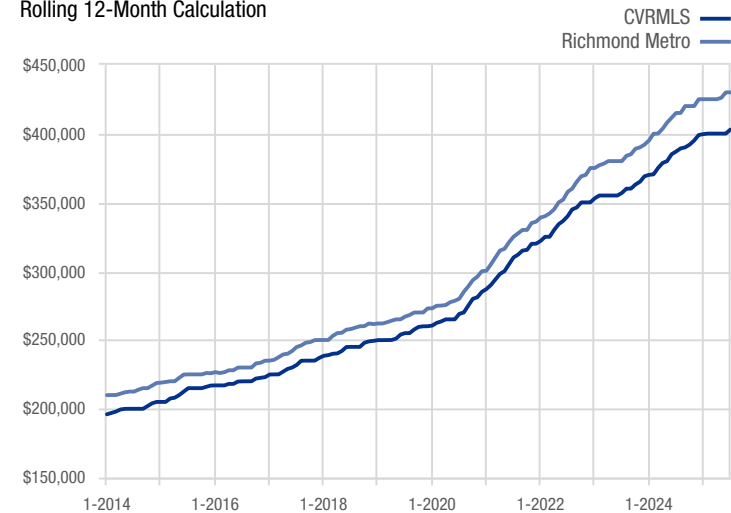
Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1,170	1,191	+ 1.8%	7,775	8,322	+ 7.0%
Pending Sales	852	970	+ 13.8%	6,357	6,549	+ 3.0%
Closed Sales	989	1,013	+ 2.4%	5,993	6,072	+ 1.3%
Days on Market Until Sale	19	22	+ 15.8%	22	24	+ 9.1%
Median Sales Price*	\$430,000	\$450,000	+ 4.7%	\$423,750	\$435,000	+ 2.7%
Average Sales Price*	\$493,653	\$530,958	+ 7.6%	\$489,807	\$510,143	+ 4.2%
Percent of Original List Price Received*	101.6%	100.1%	- 1.5%	101.6%	100.6%	- 1.0%
Inventory of Homes for Sale	1,517	1,532	+ 1.0%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	296	353	+ 19.3%	1,974	2,341	+ 18.6%
Pending Sales	218	263	+ 20.6%	1,567	1,678	+ 7.1%
Closed Sales	236	275	+ 16.5%	1,480	1,549	+ 4.7%
Days on Market Until Sale	33	38	+ 15.2%	31	36	+ 16.1%
Median Sales Price*	\$389,250	\$374,950	- 3.7%	\$373,475	\$373,000	- 0.1%
Average Sales Price*	\$403,601	\$400,423	- 0.8%	\$389,503	\$397,753	+ 2.1%
Percent of Original List Price Received*	100.3%	98.8%	- 1.5%	100.3%	98.9%	- 1.4%
Inventory of Homes for Sale	469	627	+ 33.7%	—	—	—
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.

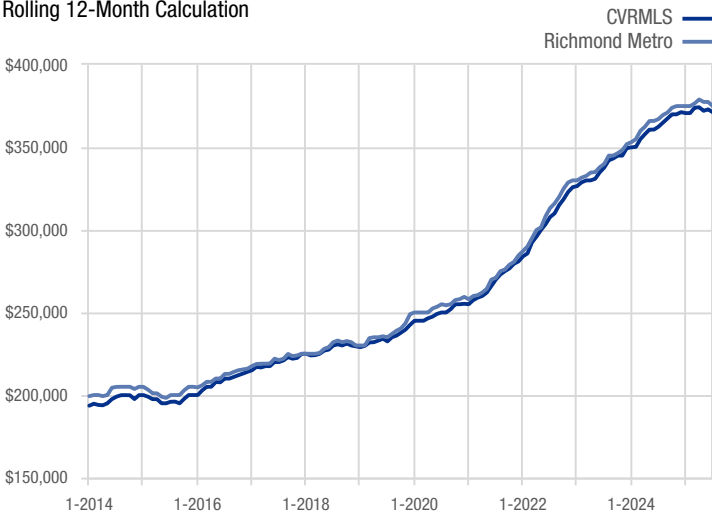
Median Sales Price - Single-Family

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.