

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 10

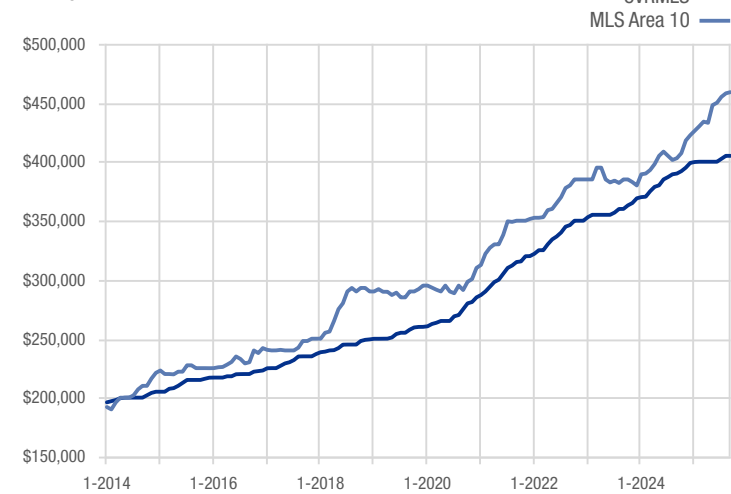
10-Richmond

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	76	92	+ 21.1%	674	722	+ 7.1%
Pending Sales	52	64	+ 23.1%	518	526	+ 1.5%
Closed Sales	56	37	- 33.9%	510	505	- 1.0%
Days on Market Until Sale	20	28	+ 40.0%	25	22	- 12.0%
Median Sales Price*	\$420,000	\$405,000	- 3.6%	\$420,000	\$460,000	+ 9.5%
Average Sales Price*	\$492,256	\$516,949	+ 5.0%	\$504,715	\$555,387	+ 10.0%
Percent of Original List Price Received*	98.8%	97.4%	- 1.4%	101.0%	99.6%	- 1.4%
Inventory of Homes for Sale	109	126	+ 15.6%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

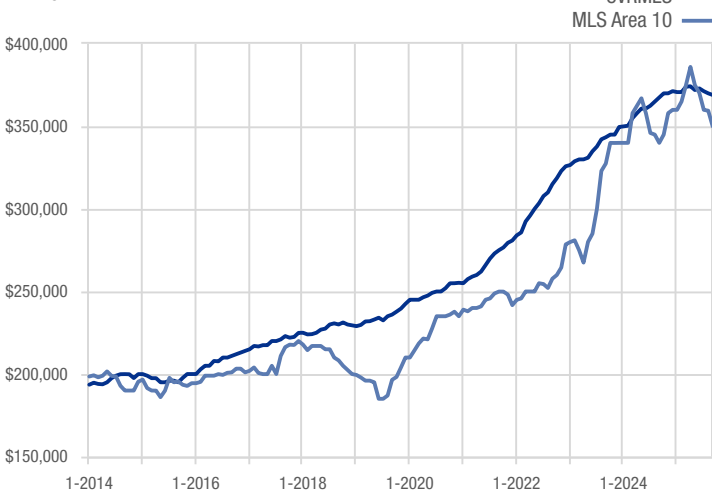
Condo/Town	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	35	33	- 5.7%	283	259	- 8.5%
Pending Sales	24	19	- 20.8%	189	173	- 8.5%
Closed Sales	10	11	+ 10.0%	178	164	- 7.9%
Days on Market Until Sale	59	45	- 23.7%	27	37	+ 37.0%
Median Sales Price*	\$373,500	\$315,000	- 15.7%	\$348,000	\$340,500	- 2.2%
Average Sales Price*	\$370,968	\$341,530	- 7.9%	\$374,643	\$390,838	+ 4.3%
Percent of Original List Price Received*	96.9%	95.6%	- 1.3%	99.7%	98.5%	- 1.2%
Inventory of Homes for Sale	58	56	- 3.4%	—	—	—
Months Supply of Inventory	2.9	3.0	+ 3.4%	—	—	—

* 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.