

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

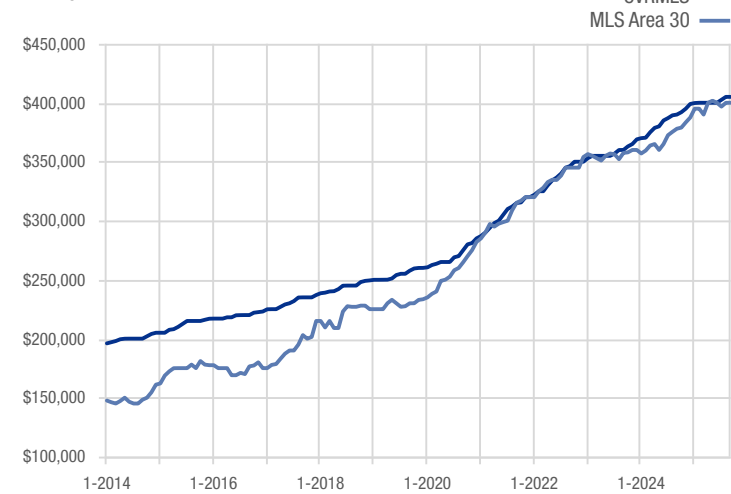
30-Richmond

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	51	57	+ 11.8%	430	447	+ 4.0%
Pending Sales	30	45	+ 50.0%	330	299	- 9.4%
Closed Sales	30	23	- 23.3%	317	283	- 10.7%
Days on Market Until Sale	23	25	+ 8.7%	20	20	0.0%
Median Sales Price*	\$412,500	\$460,000	+ 11.5%	\$378,475	\$398,000	+ 5.2%
Average Sales Price*	\$447,997	\$505,102	+ 12.7%	\$406,247	\$419,668	+ 3.3%
Percent of Original List Price Received*	98.6%	98.8%	+ 0.2%	100.9%	99.6%	- 1.3%
Inventory of Homes for Sale	64	72	+ 12.5%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

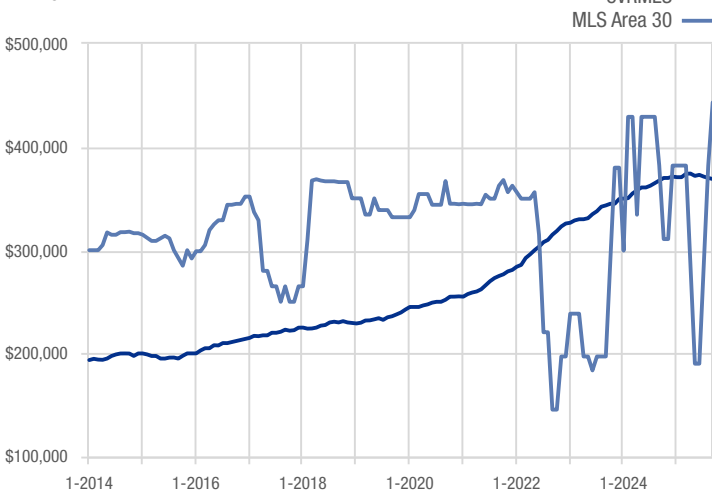
Condo/Town	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	0	3	—	10	14	+ 40.0%
Pending Sales	0	0	0.0%	5	8	+ 60.0%
Closed Sales	2	0	- 100.0%	4	8	+ 100.0%
Days on Market Until Sale	6	—	—	21	60	+ 185.7%
Median Sales Price*	\$283,500	—	—	\$310,750	\$316,975	+ 2.0%
Average Sales Price*	\$283,500	—	—	\$322,875	\$334,113	+ 3.5%
Percent of Original List Price Received*	104.5%	—	—	98.1%	94.4%	- 3.8%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.2	3.0	+ 150.0%	—	—	—

* 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.