

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

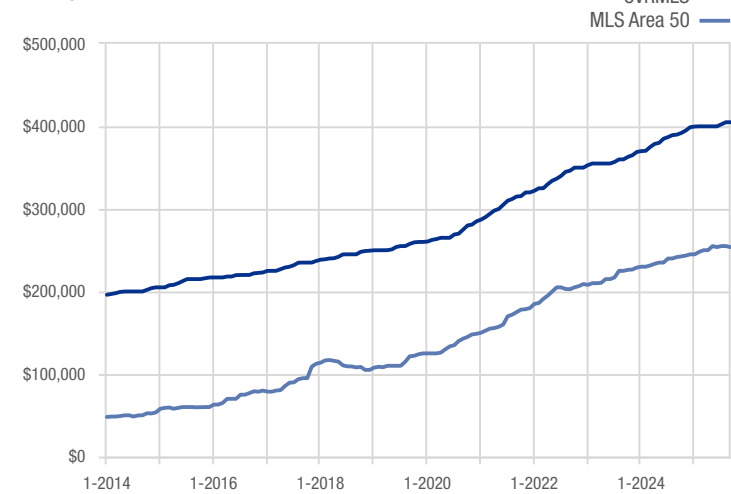
50-Richmond

| Single Family | September | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 9-2024 | Thru 9-2025 | % Change |
| New Listings | 35 | 43 | + 22.9% | 368 | 349 | - 5.2% |
| Pending Sales | 18 | 26 | + 44.4% | 268 | 237 | - 11.6% |
| Closed Sales | 26 | 19 | - 26.9% | 264 | 214 | - 18.9% |
| Days on Market Until Sale | 25 | 26 | + 4.0% | 22 | 26 | + 18.2% |
| Median Sales Price* | \$267,475 | \$237,000 | - 11.4% | \$245,000 | \$255,900 | + 4.4% |
| Average Sales Price* | \$266,596 | \$266,461 | - 0.1% | \$253,787 | \$261,738 | + 3.1% |
| Percent of Original List Price Received* | 100.6% | 97.8% | - 2.8% | 99.2% | 98.9% | - 0.3% |
| Inventory of Homes for Sale | 69 | 59 | - 14.5% | — | — | — |
| Months Supply of Inventory | 2.4 | 2.3 | - 4.2% | — | — | — |

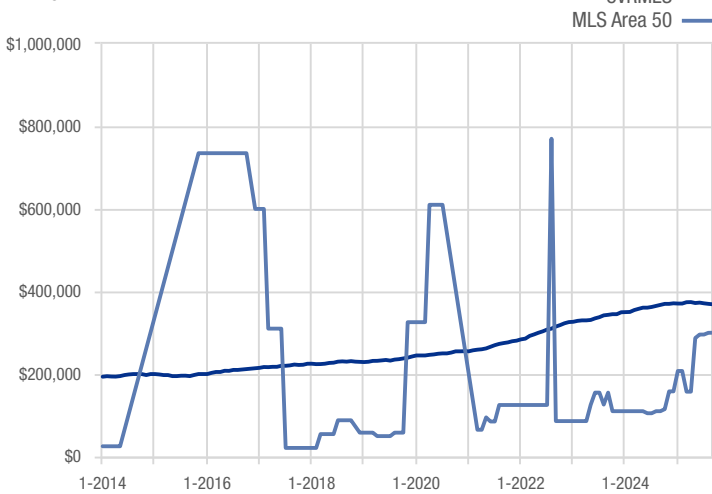
| Condo/Town | September | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-------------|------------|
| | 2024 | 2025 | % Change | Thru 9-2024 | Thru 9-2025 | % Change |
| New Listings | 2 | 5 | + 150.0% | 12 | 54 | + 350.0% |
| Pending Sales | 2 | 1 | - 50.0% | 3 | 31 | + 933.3% |
| Closed Sales | 1 | 4 | + 300.0% | 2 | 25 | + 1,150.0% |
| Days on Market Until Sale | 39 | 0 | - 100.0% | 20 | 19 | - 5.0% |
| Median Sales Price* | \$115,000 | \$304,600 | + 164.9% | \$136,500 | \$300,310 | + 120.0% |
| Average Sales Price* | \$115,000 | \$304,835 | + 165.1% | \$136,500 | \$288,536 | + 111.4% |
| Percent of Original List Price Received* | 100.0% | 100.1% | + 0.1% | 95.1% | 100.5% | + 5.7% |
| Inventory of Homes for Sale | 6 | 15 | + 150.0% | — | — | — |
| Months Supply of Inventory | 4.0 | 4.5 | + 12.5% | — | — | — |

* 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.