

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

60-Richmond

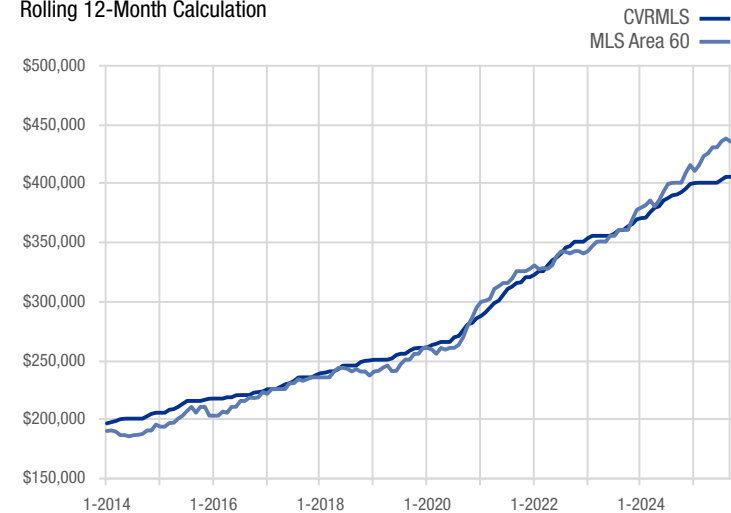
Single Family	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	64	69	+ 7.8%	524	576	+ 9.9%
Pending Sales	44	49	+ 11.4%	439	441	+ 0.5%
Closed Sales	40	44	+ 10.0%	410	419	+ 2.2%
Days on Market Until Sale	21	22	+ 4.8%	15	16	+ 6.7%
Median Sales Price*	\$427,500	\$405,500	- 5.1%	\$405,000	\$434,990	+ 7.4%
Average Sales Price*	\$466,547	\$411,913	- 11.7%	\$447,049	\$474,479	+ 6.1%
Percent of Original List Price Received*	98.0%	98.7%	+ 0.7%	102.1%	101.5%	- 0.6%
Inventory of Homes for Sale	63	84	+ 33.3%	—	—	—
Months Supply of Inventory	1.4	1.8	+ 28.6%	—	—	—

Condo/Town	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	18	11	- 38.9%	133	123	- 7.5%
Pending Sales	8	10	+ 25.0%	87	90	+ 3.4%
Closed Sales	8	6	- 25.0%	71	83	+ 16.9%
Days on Market Until Sale	22	49	+ 122.7%	31	50	+ 61.3%
Median Sales Price*	\$340,830	\$259,000	- 24.0%	\$315,000	\$285,000	- 9.5%
Average Sales Price*	\$392,317	\$274,242	- 30.1%	\$355,480	\$327,786	- 7.8%
Percent of Original List Price Received*	98.1%	95.7%	- 2.4%	97.3%	97.3%	0.0%
Inventory of Homes for Sale	44	29	- 34.1%	—	—	—
Months Supply of Inventory	5.0	3.1	- 38.0%	—	—	—

* 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.

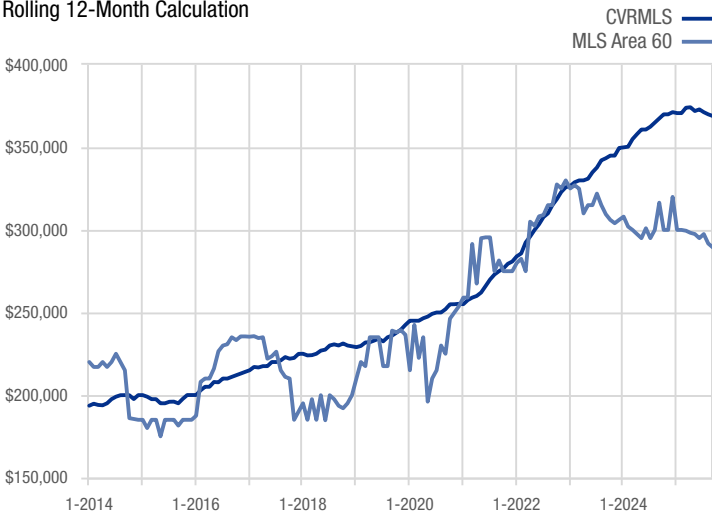
Median Sales Price - Single-Family

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.