

Local Market Update – October 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

60-Richmond

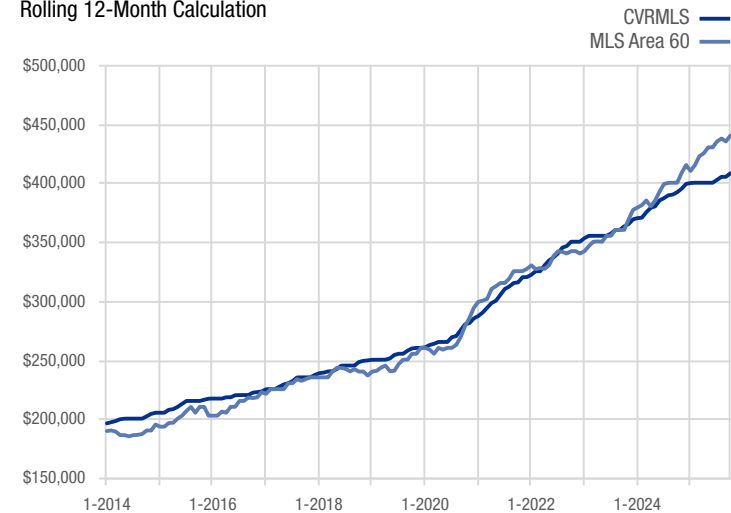
Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	58	50	- 13.8%	582	625	+ 7.4%
Pending Sales	55	45	- 18.2%	494	484	- 2.0%
Closed Sales	46	49	+ 6.5%	456	468	+ 2.6%
Days on Market Until Sale	21	18	- 14.3%	16	16	0.0%
Median Sales Price*	\$432,250	\$445,000	+ 2.9%	\$405,000	\$435,000	+ 7.4%
Average Sales Price*	\$445,457	\$549,295	+ 23.3%	\$446,888	\$482,313	+ 7.9%
Percent of Original List Price Received*	100.5%	98.8%	- 1.7%	101.9%	101.2%	- 0.7%
Inventory of Homes for Sale	55	76	+ 38.2%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

Condo/Town	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	10	8	- 20.0%	143	132	- 7.7%
Pending Sales	8	6	- 25.0%	95	96	+ 1.1%
Closed Sales	9	9	0.0%	80	92	+ 15.0%
Days on Market Until Sale	23	64	+ 178.3%	30	51	+ 70.0%
Median Sales Price*	\$284,900	\$219,000	- 23.1%	\$300,000	\$283,980	- 5.3%
Average Sales Price*	\$319,302	\$298,889	- 6.4%	\$351,410	\$324,959	- 7.5%
Percent of Original List Price Received*	99.3%	95.2%	- 4.1%	97.6%	97.1%	- 0.5%
Inventory of Homes for Sale	43	31	- 27.9%	—	—	—
Months Supply of Inventory	4.8	3.4	- 29.2%	—	—	—

* 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.

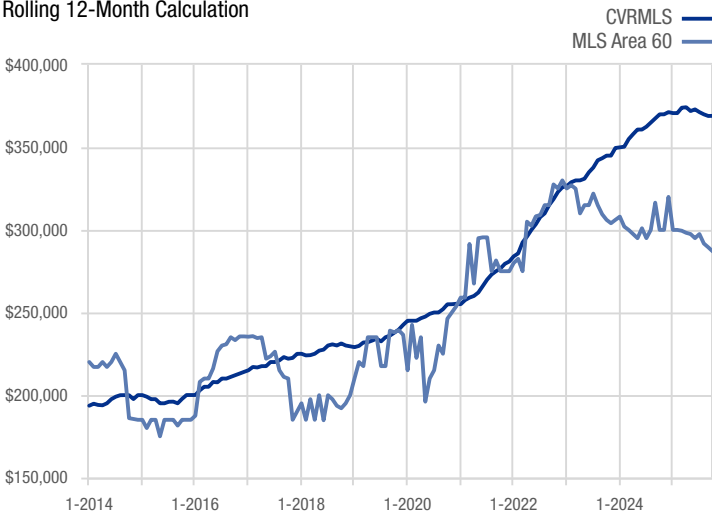
Median Sales Price - Single-Family

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.