

Local Market Update – November 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 10

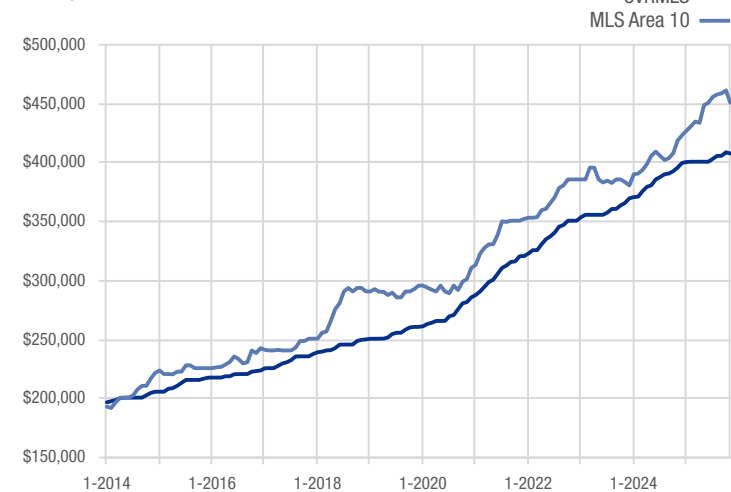
10-Richmond

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	56	56	0.0%	800	866	+ 8.3%
Pending Sales	54	47	- 13.0%	626	643	+ 2.7%
Closed Sales	44	57	+ 29.5%	606	612	+ 1.0%
Days on Market Until Sale	29	30	+ 3.4%	25	24	- 4.0%
Median Sales Price*	\$517,500	\$385,000	- 25.6%	\$428,875	\$455,000	+ 6.1%
Average Sales Price*	\$581,495	\$470,511	- 19.1%	\$518,792	\$552,189	+ 6.4%
Percent of Original List Price Received*	97.9%	97.2%	- 0.7%	100.7%	99.1%	- 1.6%
Inventory of Homes for Sale	93	107	+ 15.1%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

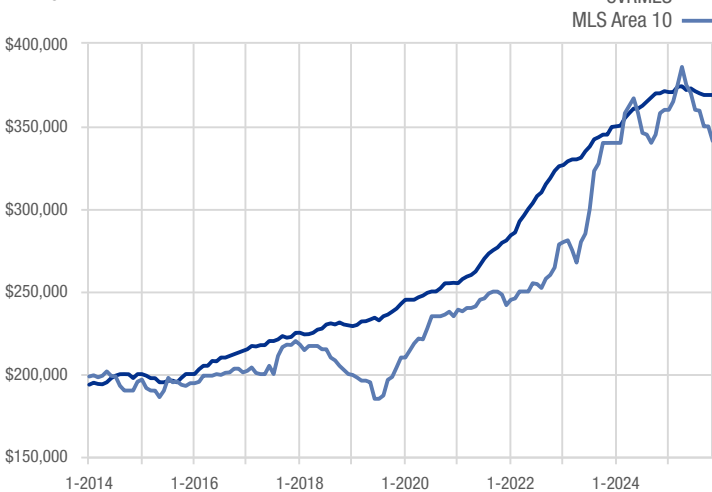
Condo/Town	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	20	27	+ 35.0%	329	316	- 4.0%
Pending Sales	22	11	- 50.0%	226	201	- 11.1%
Closed Sales	21	9	- 57.1%	221	198	- 10.4%
Days on Market Until Sale	22	26	+ 18.2%	28	37	+ 32.1%
Median Sales Price*	\$445,000	\$348,000	- 21.8%	\$360,000	\$341,125	- 5.2%
Average Sales Price*	\$462,753	\$387,206	- 16.3%	\$389,390	\$384,424	- 1.3%
Percent of Original List Price Received*	100.2%	100.0%	- 0.2%	99.5%	98.4%	- 1.1%
Inventory of Homes for Sale	44	70	+ 59.1%	—	—	—
Months Supply of Inventory	2.2	3.9	+ 77.3%	—	—	—

* 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.