Local Market Update – November 2025

A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

MLS Area 60

60-Richmond

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	40	30	- 25.0%	622	656	+ 5.5%
Pending Sales	30	40	+ 33.3%	524	523	- 0.2%
Closed Sales	46	34	- 26.1%	502	502	0.0%
Days on Market Until Sale	13	18	+ 38.5%	16	17	+ 6.3%
Median Sales Price*	$445,613	$404,475	- 9.2%	$410,000	$432,000	+ 5.4%
Average Sales Price*	$469,590	$464,122	- 1.2%	$448,969	$481,081	+ 7.2%
Percent of Original List Price Received*	100.9%	99.4%	- 1.5%	101.8%	101.1%	- 0.7%
Inventory of Homes for Sale	56	57	+ 1.8%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	9	6	- 33.3%	152	138	- 9.2%
Pending Sales	10	7	- 30.0%	105	102	- 2.9%
Closed Sales	6	4	- 33.3%	86	96	+ 11.6%
Days on Market Until Sale	44	55	+ 25.0%	31	51	+ 64.5%
Median Sales Price*	$285,138	$330,500	+ 15.9%	$297,500	$284,490	- 4.4%
Average Sales Price*	$317,273	$315,125	- 0.7%	$349,029	$324,550	- 7.0%
Percent of Original List Price Received*	100.8%	98.3%	- 2.5%	97.8%	97.1%	- 0.7%
Inventory of Homes for Sale	37	30	- 18.9%	—	—	—
Months Supply of Inventory	4.0	3.4	- 15.0%	—	—	—

* 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

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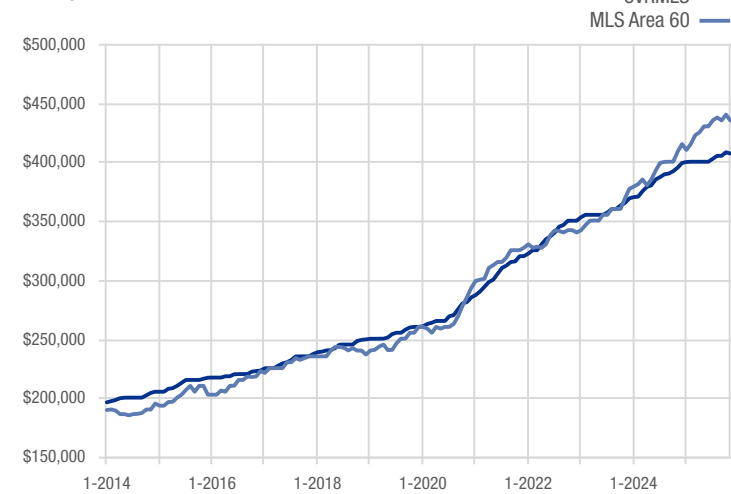
Median Sales Price - Condo/Town
Rolling 12-Month Calculation

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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.