

Local Market Update – November 2025

A Research Tool Provided by Central Virginia Regional MLS.



Richmond City

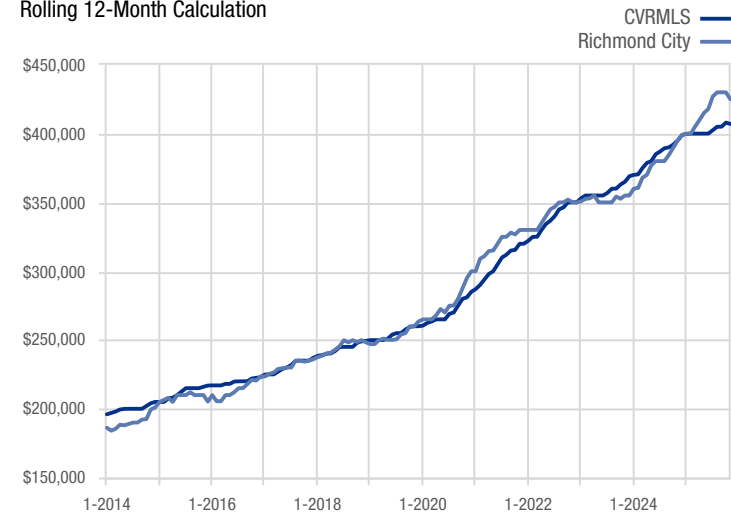
Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	182	152	- 16.5%	2,619	2,761	+ 5.4%
Pending Sales	148	151	+ 2.0%	2,095	2,046	- 2.3%
Closed Sales	151	152	+ 0.7%	2,018	1,960	- 2.9%
Days on Market Until Sale	21	25	+ 19.0%	20	21	+ 5.0%
Median Sales Price*	\$450,000	\$395,000	- 12.2%	\$399,000	\$428,750	+ 7.5%
Average Sales Price*	\$547,090	\$483,506	- 11.6%	\$495,863	\$529,775	+ 6.8%
Percent of Original List Price Received*	100.0%	98.4%	- 1.6%	101.3%	100.2%	- 1.1%
Inventory of Homes for Sale	285	322	+ 13.0%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	37	36	- 2.7%	575	571	- 0.7%
Pending Sales	36	29	- 19.4%	381	383	+ 0.5%
Closed Sales	31	19	- 38.7%	346	368	+ 6.4%
Days on Market Until Sale	28	31	+ 10.7%	28	39	+ 39.3%
Median Sales Price*	\$425,000	\$319,000	- 24.9%	\$356,750	\$315,000	- 11.7%
Average Sales Price*	\$454,076	\$344,045	- 24.2%	\$396,251	\$379,579	- 4.2%
Percent of Original List Price Received*	100.0%	98.9%	- 1.1%	99.1%	98.2%	- 0.9%
Inventory of Homes for Sale	105	121	+ 15.2%	—	—	—
Months Supply of Inventory	3.2	3.6	+ 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.

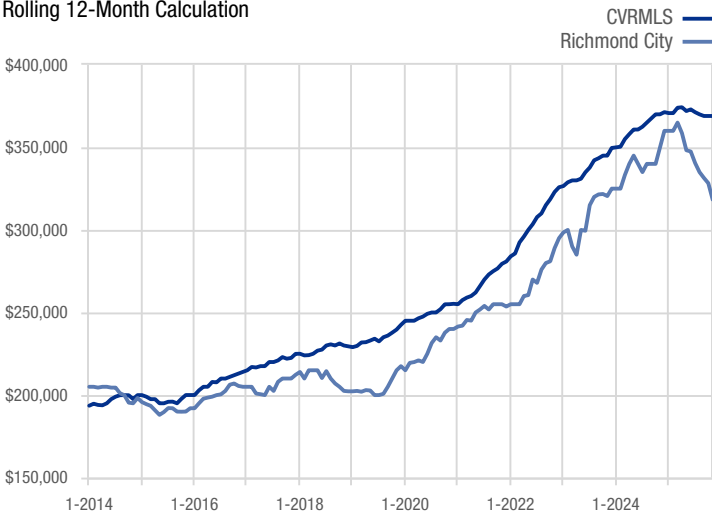
Median Sales Price - Single-Family

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.