

Richmond Metro

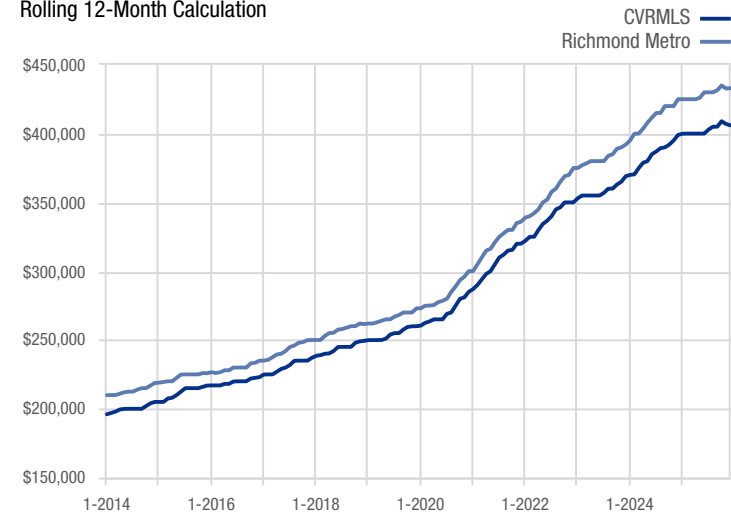
Chesterfield, Hanover, Henrico, and Richmond City

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	584	495	- 15.2%	12,509	13,088	+ 4.6%
Pending Sales	577	598	+ 3.6%	10,319	10,457	+ 1.3%
Closed Sales	884	862	- 2.5%	10,308	10,388	+ 0.8%
Days on Market Until Sale	32	33	+ 3.1%	24	25	+ 4.2%
Median Sales Price*	\$425,000	\$428,000	+ 0.7%	\$425,000	\$433,000	+ 1.9%
Average Sales Price*	\$507,101	\$492,583	- 2.9%	\$493,310	\$506,288	+ 2.6%
Percent of Original List Price Received*	98.9%	98.9%	0.0%	100.9%	100.0%	- 0.9%
Inventory of Homes for Sale	1,171	1,058	- 9.6%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

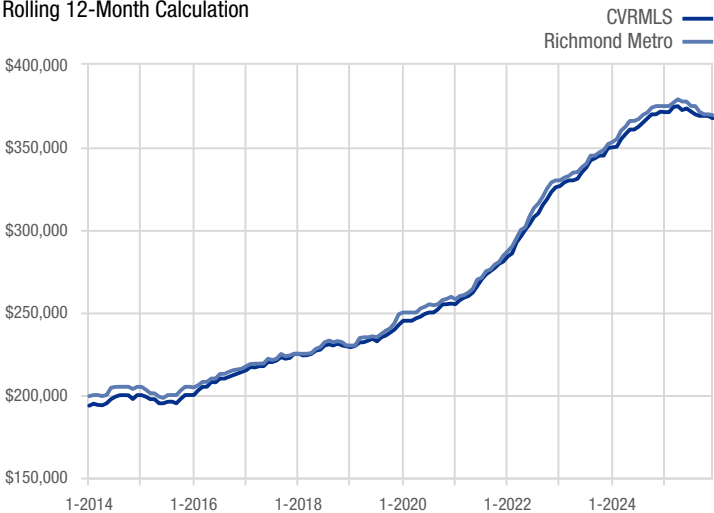
Condo/Town	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	209	201	- 3.8%	3,397	3,798	+ 11.8%
Pending Sales	154	178	+ 15.6%	2,586	2,679	+ 3.6%
Closed Sales	251	235	- 6.4%	2,607	2,706	+ 3.8%
Days on Market Until Sale	40	44	+ 10.0%	33	37	+ 12.1%
Median Sales Price*	\$382,165	\$365,000	- 4.5%	\$375,000	\$369,523	- 1.5%
Average Sales Price*	\$392,317	\$383,238	- 2.3%	\$393,263	\$394,051	+ 0.2%
Percent of Original List Price Received*	99.1%	97.5%	- 1.6%	100.0%	98.6%	- 1.4%
Inventory of Homes for Sale	511	529	+ 3.5%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

* 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.