

Housing Supply Overview

Richmond Metro

November 2025

Nationally, pending home sales rose 1.9% month-over-month, driven by gains in the Northeast, Midwest, and South, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.5% increase for the month. Year-over-year, pending sales were down 0.4%, with the Midwest and South reporting increases, while the Northeast and West experienced declines. For the 12-month period spanning December 2024 through November 2025, Pending sales in the Richmond Metro area region were up 2.4 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 6.9 percent.

The overall Median Sales Price was up 2.2 percent to \$419,090. The property type with the largest price gain was the Single Family segment, where prices increased 3.0 percent to \$432,500. The price range that tended to sell the quickest was the \$249,999 and Below range at 23 days; the price range that tended to sell the slowest was the \$500,000 and Above range at 29 days.

Market-wide, inventory levels were up 2.1 percent. However, the property type with the largest gain was the Condo/Town segment, where they increased 16.9 percent. That amounts to 1.6 months supply for Single-Family homes and 2.9 months supply for Townhouse/Condo.

Quick Facts

+ 6.9%

+ 5.9%

+ 3.6%

Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$500,000 and Above	1 Bedroom or Less	Condo/Town

This report covers residential real estate activity in Chesterfield, Hanover, Henrico, and Richmond City. Percent changes are calculated using rounded figures.

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New Listings

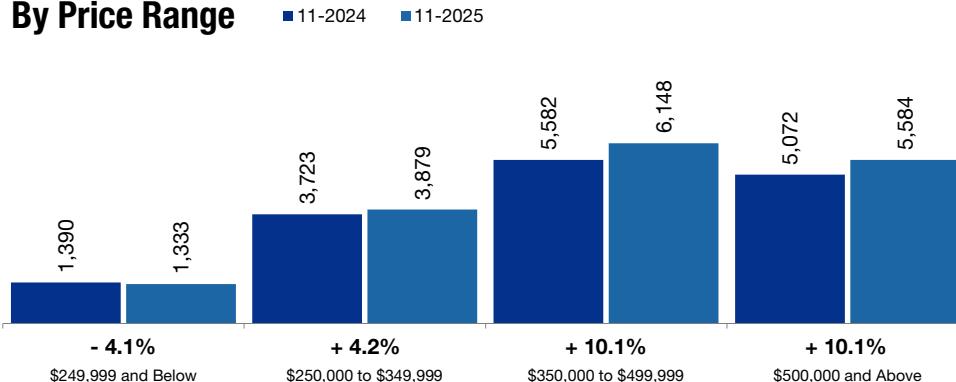
A count of the properties that have been newly listed on the market in a given month.

Based on a rolling 12-month calculation.

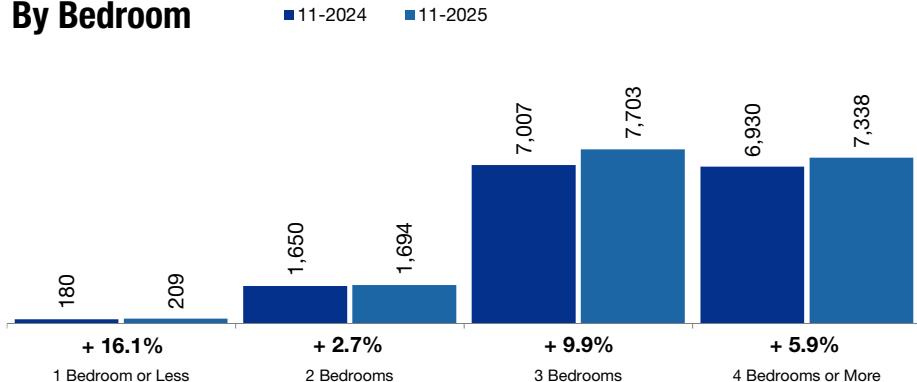


Richmond Metro

By Price Range



By Bedroom



All Properties

By Price Range	11-2024	11-2025	Change
\$249,999 and Below	1,390	1,333	- 4.1%
\$250,000 to \$349,999	3,723	3,879	+ 4.2%
\$350,000 to \$499,999	5,582	6,148	+ 10.1%
\$500,000 and Above	5,072	5,584	+ 10.1%
All Price Ranges	15,767	16,944	+ 7.5%

Single Family

11-2024	11-2025	Change	11-2024	11-2025	Change
1,009	939	- 6.9%	381	394	+ 3.4%
2,817	2,727	- 3.2%	906	1,152	+ 27.2%
4,194	4,596	+ 9.6%	1,381	1,551	+ 12.3%
4,416	4,878	+ 10.5%	654	704	+ 7.6%
12,436	13,140	+ 5.7%	3,322	3,801	+ 14.4%

Condo/Town

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	180	209	+ 16.1%
2 Bedrooms	1,650	1,694	+ 2.7%
3 Bedrooms	7,007	7,703	+ 9.9%
4 Bedrooms or More	6,930	7,338	+ 5.9%
All Bedroom Ranges	15,767	16,944	+ 7.5%

11-2024	11-2025	Change	11-2024	11-2025	Change
14	16	+ 14.3%	166	193	+ 16.3%
709	688	- 3.0%	941	1,006	+ 6.9%
5,110	5,562	+ 8.8%	1,888	2,138	+ 13.2%
6,603	6,874	+ 4.1%	327	464	+ 41.9%
12,436	13,140	+ 5.7%	3,322	3,801	+ 14.4%

Pending Sales

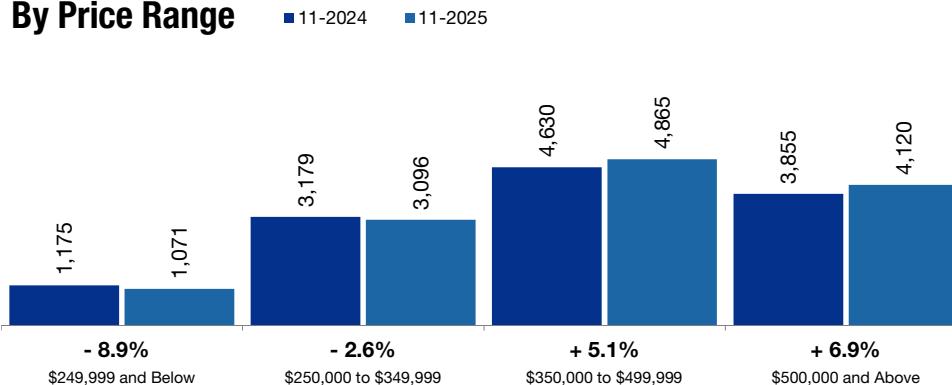
A count of the properties on which offers have been accepted in a given month.

Based on a rolling 12-month calculation.

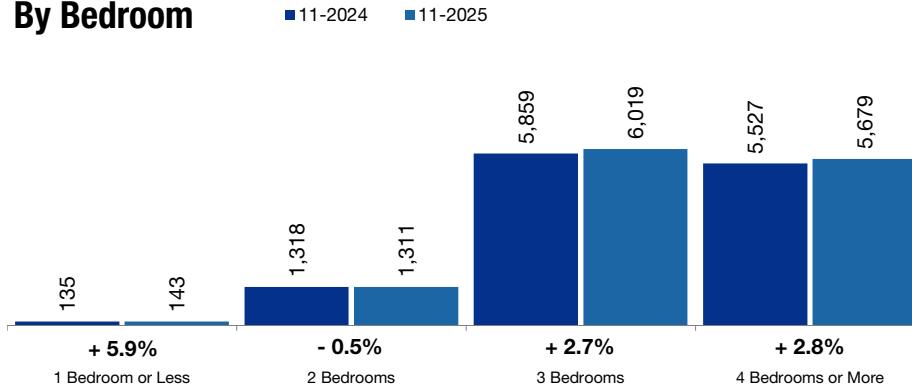


Richmond Metro

By Price Range



By Bedroom



All Properties

By Price Range	11-2024	11-2025	Change
\$249,999 and Below	1,175	1,071	- 8.9%
\$250,000 to \$349,999	3,179	3,096	- 2.6%
\$350,000 to \$499,999	4,630	4,865	+ 5.1%
\$500,000 and Above	3,855	4,120	+ 6.9%
All Price Ranges	12,839	13,152	+ 2.4%

Single Family

11-2024	11-2025	Change	11-2024	11-2025	Change
854	755	- 11.6%	321	316	- 1.6%
2,438	2,278	- 6.6%	741	818	+ 10.4%
3,554	3,795	+ 6.8%	1,074	1,069	- 0.5%
3,418	3,656	+ 7.0%	436	461	+ 5.7%
10,264	10,484	+ 2.1%	2,572	2,664	+ 3.6%

Condo/Town

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	135	143	+ 5.9%
2 Bedrooms	1,318	1,311	- 0.5%
3 Bedrooms	5,859	6,019	+ 2.7%
4 Bedrooms or More	5,527	5,679	+ 2.8%
All Bedroom Ranges	12,839	13,152	+ 2.4%

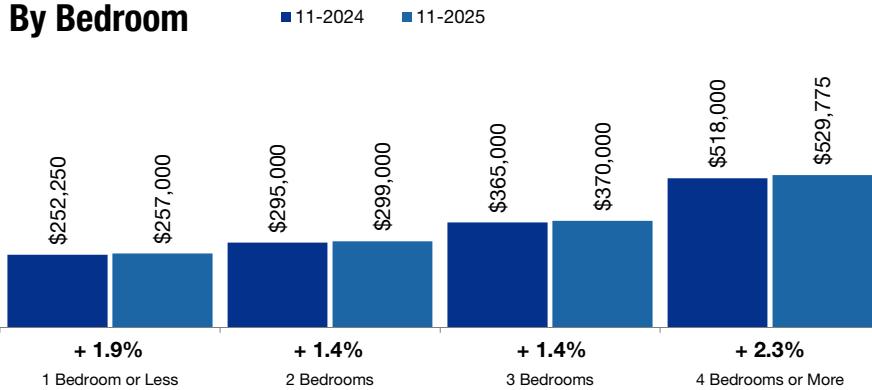
11-2024	11-2025	Change	11-2024	11-2025	Change
10	13	+ 30.0%	125	130	+ 4.0%
604	556	- 7.9%	714	755	+ 5.7%
4,371	4,532	+ 3.7%	1,485	1,483	- 0.1%
5,279	5,383	+ 2.0%	248	296	+ 19.4%
10,264	10,484	+ 2.1%	2,572	2,664	+ 3.6%

Median Sales Price

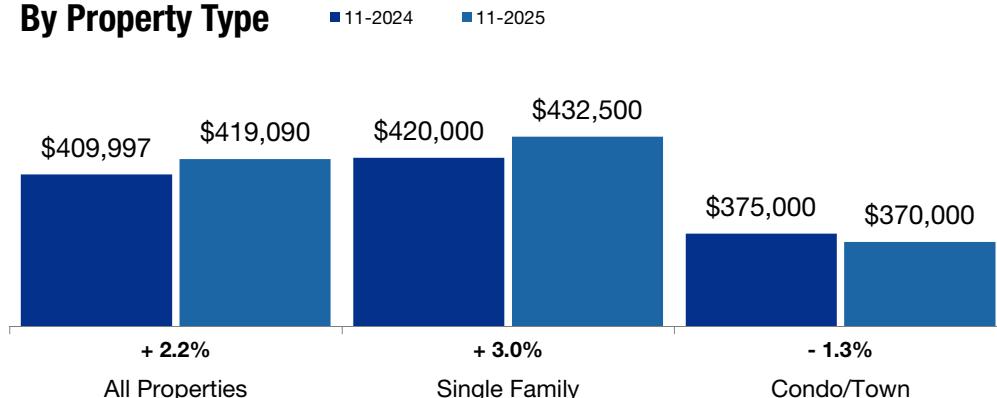


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. Based on a rolling 12-month median.

By Bedroom



By Property Type



All Properties

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	\$252,250	\$257,000	+ 1.9%
2 Bedrooms	\$295,000	\$299,000	+ 1.4%
3 Bedrooms	\$365,000	\$370,000	+ 1.4%
4 Bedrooms or More	\$518,000	\$529,775	+ 2.3%
All Bedroom Ranges	\$409,997	\$419,090	+ 2.2%

Single Family

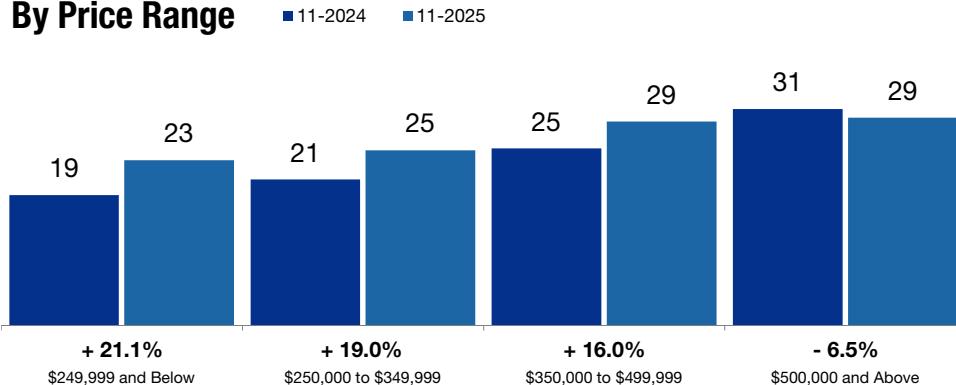
	11-2024	11-2025	Change	11-2024	11-2025	Change
All Properties	\$192,500	\$243,000	+ 26.2%	\$255,000	\$257,000	+ 0.8%
Single Family	\$250,000	\$270,000	+ 8.0%	\$320,000	\$306,425	- 4.2%
Condo/Town	\$350,000	\$364,000	+ 4.0%	\$390,210	\$389,868	- 0.1%
Condo/Town	\$520,000	\$530,000	+ 1.9%	\$474,835	\$515,000	+ 8.5%
Single Family	\$420,000	\$432,500	+ 3.0%	\$375,000	\$370,000	- 1.3%

Days on Market Until Sale

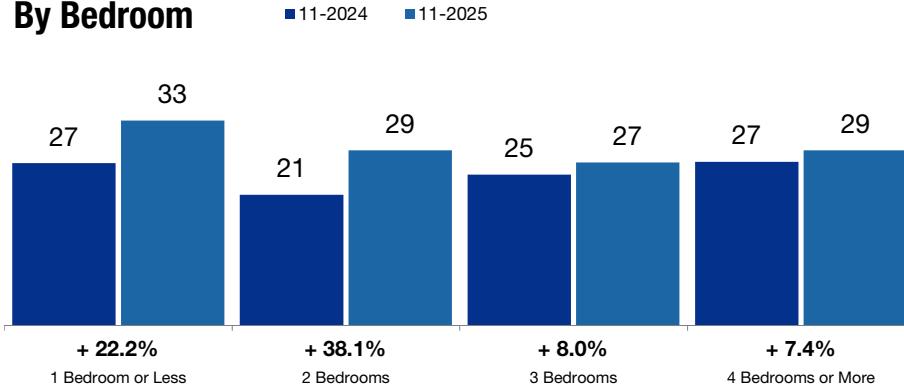
Average number of days between when a property is listed and when an offer is accepted, in a given month.
Based on a rolling 12-month average.



By Price Range



By Bedroom



All Properties

By Price Range	11-2024	11-2025	Change
\$249,999 and Below	19	23	+ 21.1%
\$250,000 to \$349,999	21	25	+ 19.0%
\$350,000 to \$499,999	25	29	+ 16.0%
\$500,000 and Above	31	29	- 6.5%
All Price Ranges	25	28	+ 12.0%

Single Family

11-2024	11-2025	Change	11-2024	11-2025	Change
19	22	+ 15.8%	18	26	+ 44.4%
17	22	+ 29.4%	31	33	+ 6.5%
22	25	+ 13.6%	34	43	+ 26.5%
29	28	- 3.4%	43	38	- 11.6%
23	25	+ 8.7%	33	37	+ 12.1%

By Bedroom

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	27	33	+ 22.2%
2 Bedrooms	21	29	+ 38.1%
3 Bedrooms	25	27	+ 8.0%
4 Bedrooms or More	27	29	+ 7.4%
All Bedroom Ranges	25	28	+ 12.0%

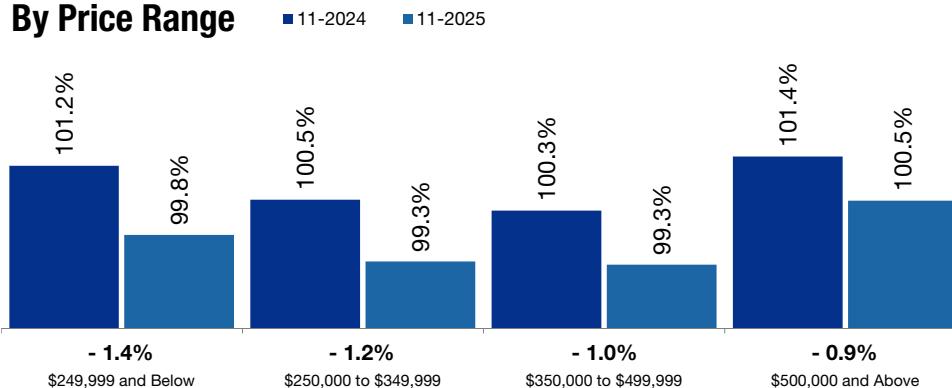
11-2024	11-2025	Change	11-2024	11-2025	Change
26	24	- 7.7%	27	34	+ 25.9%
16	24	+ 50.0%	26	32	+ 23.1%
21	22	+ 4.8%	36	40	+ 11.1%
26	28	+ 7.7%	35	37	+ 5.7%
23	25	+ 8.7%	33	37	+ 12.1%

Percent of Original List Price Received

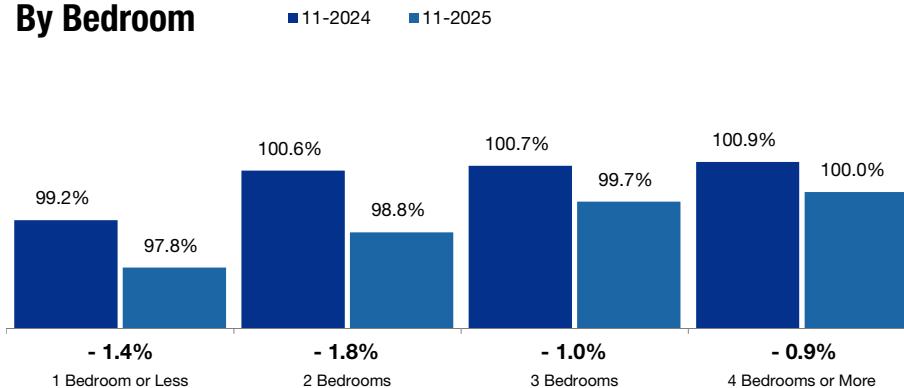


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, in a given month, not accounting for seller concessions. Based on a rolling 12-month average.

By Price Range



By Bedroom



All Properties

By Price Range	11-2024	11-2025	Change
\$249,999 and Below	101.2%	99.8%	- 1.4%
\$250,000 to \$349,999	100.5%	99.3%	- 1.2%
\$350,000 to \$499,999	100.3%	99.3%	- 1.0%
\$500,000 and Above	101.4%	100.5%	- 0.9%
All Price Ranges	100.8%	99.7%	- 1.1%

Single Family

11-2024	11-2025	Change	11-2024	11-2025	Change
101.8%	100.5%	- 1.3%	99.8%	98.4%	- 1.4%
100.7%	99.5%	- 1.2%	100.0%	98.8%	- 1.2%
100.4%	99.5%	- 0.9%	100.1%	98.3%	- 1.8%
101.6%	100.6%	- 1.0%	99.9%	99.7%	- 0.2%
101.0%	100.0%	- 1.0%	100.0%	98.7%	- 1.3%

Condo/Town

11-2024	11-2025	Change	11-2024	11-2025	Change
98.6%	98.8%	+ 0.2%	99.2%	97.7%	- 1.5%
101.5%	99.3%	- 2.2%	99.9%	98.4%	- 1.5%
101.0%	100.0%	- 1.0%	100.0%	98.8%	- 1.2%
100.9%	100.0%	- 0.9%	100.5%	99.5%	- 1.0%
101.0%	100.0%	- 1.0%	100.0%	98.7%	- 1.3%

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	99.2%	97.8%	- 1.4%
2 Bedrooms	100.6%	98.8%	- 1.8%
3 Bedrooms	100.7%	99.7%	- 1.0%
4 Bedrooms or More	100.9%	100.0%	- 0.9%
All Bedroom Ranges	100.8%	99.7%	- 1.1%

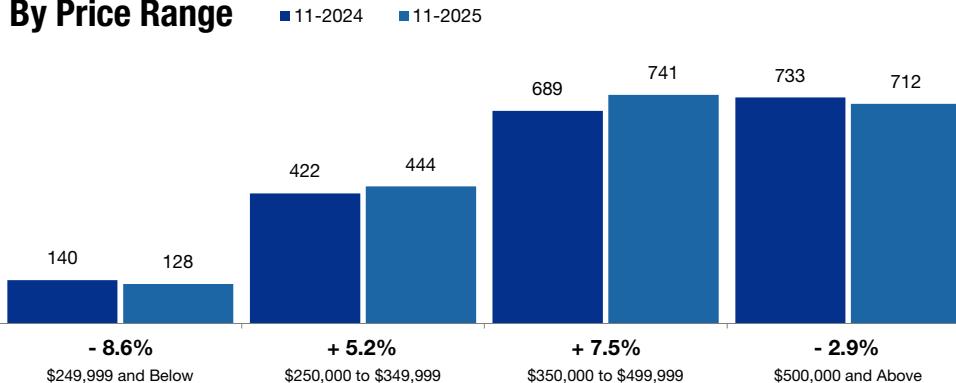
11-2024	11-2025	Change	11-2024	11-2025	Change
98.6%	98.8%	+ 0.2%	99.2%	97.7%	- 1.5%
101.5%	99.3%	- 2.2%	99.9%	98.4%	- 1.5%
101.0%	100.0%	- 1.0%	100.0%	98.8%	- 1.2%
100.9%	100.0%	- 0.9%	100.5%	99.5%	- 1.0%
101.0%	100.0%	- 1.0%	100.0%	98.7%	- 1.3%

Inventory of Homes for Sale

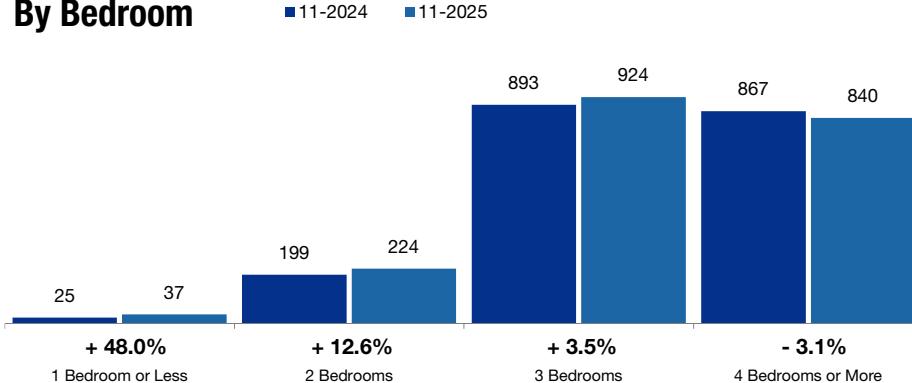
The number of properties available for sale in active status at the end of a given month.
Based on one month of activity.

CVRMLS
Richmond Metro

By Price Range



By Bedroom



All Properties

By Price Range	11-2024	11-2025	Change
\$249,999 and Below	140	128	- 8.6%
\$250,000 to \$349,999	422	444	+ 5.2%
\$350,000 to \$499,999	689	741	+ 7.5%
\$500,000 and Above	733	712	- 2.9%
All Price Ranges	1,984	2,025	+ 2.1%

Single Family

11-2024	11-2025	Change	11-2024	11-2025	Change
95	82	- 13.7%	45	46	+ 2.2%
279	260	- 6.8%	143	184	+ 28.7%
462	445	- 3.7%	226	296	+ 31.0%
596	595	- 0.2%	136	117	- 14.0%
1,432	1,382	- 3.5%	550	643	+ 16.9%

Condo/Town

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	25	37	+ 48.0%
2 Bedrooms	199	224	+ 12.6%
3 Bedrooms	893	924	+ 3.5%
4 Bedrooms or More	867	840	- 3.1%
All Bedroom Ranges	1,984	2,025	+ 2.1%

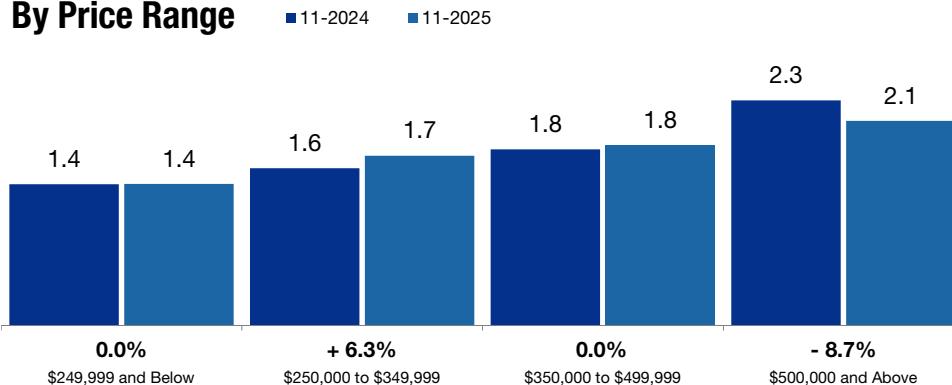
11-2024	11-2025	Change	11-2024	11-2025	Change
2	3	+ 50.0%	23	34	+ 47.8%
63	68	+ 7.9%	136	156	+ 14.7%
559	560	+ 0.2%	332	364	+ 9.6%
808	751	- 7.1%	59	89	+ 50.8%
1,432	1,382	- 3.5%	550	643	+ 16.9%

Months Supply of Inventory

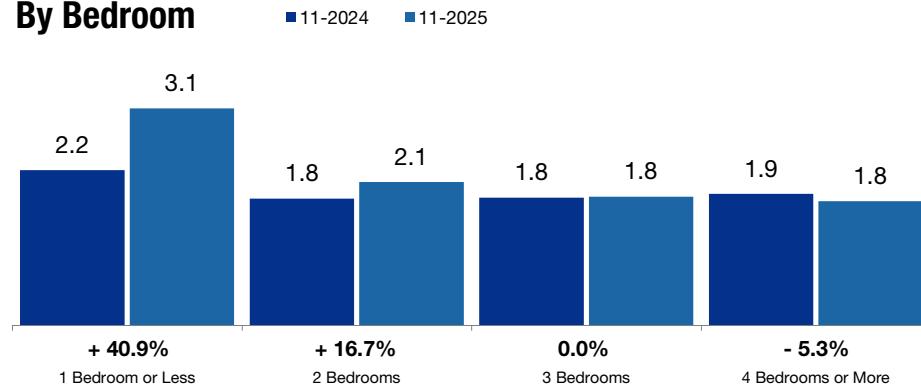


The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

By Price Range



By Bedroom



All Properties

By Price Range	11-2024	11-2025	Change
\$249,999 and Below	1.4	1.4	0.0%
\$250,000 to \$349,999	1.6	1.7	+ 6.3%
\$350,000 to \$499,999	1.8	1.8	0.0%
\$500,000 and Above	2.3	2.1	- 8.7%
All Price Ranges	1.9	1.8	- 5.3%

Single Family

11-2024	11-2025	Change	11-2024	11-2025	Change
1.3	1.3	0.0%	1.7	1.7	0.0%
1.4	1.4	0.0%	2.3	2.7	+ 17.4%
1.6	1.4	- 12.5%	2.5	3.3	+ 32.0%
2.1	2.0	- 4.8%	3.7	3.0	- 18.9%
1.7	1.6	- 5.9%	2.6	2.9	+ 11.5%

Condo/Town

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	2.2	3.1	+ 40.9%
2 Bedrooms	1.8	2.1	+ 16.7%
3 Bedrooms	1.8	1.8	0.0%
4 Bedrooms or More	1.9	1.8	- 5.3%
All Bedroom Ranges	1.9	1.8	- 5.3%

11-2024	11-2025	Change	11-2024	11-2025	Change
1.2	2.1	+ 75.0%	2.2	3.1	+ 40.9%
1.3	1.5	+ 15.4%	2.3	2.5	+ 8.7%
1.5	1.5	0.0%	2.7	2.9	+ 7.4%
1.8	1.7	- 5.6%	2.9	3.6	+ 24.1%
1.7	1.6	- 5.9%	2.6	2.9	+ 11.5%