

# Housing Supply Overview

## Richmond Metro

### August 2025

U.S. sales of new single-family homes declined 0.6% month-over-month and 8.2% year-over-year to a seasonally adjusted annual rate of 652,000 units, according to the U.S. Census Bureau. The median sales price of a new home fell 5.9% from a year earlier to \$403,800. Meanwhile, housing inventory increased 7.3% year-over-year to 499,000 units, representing a 9.2-month supply at the current sales pace. For the 12-month period spanning September 2024 through August 2025, Pending sales in the Richmond Metro area region were up 4.4 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 14.5 percent.

The overall Median Sales Price was up 4.9 percent to \$419,735. The property type with the largest price gain was the Single Family segment, where prices increased 3.6 percent to \$430,000. The price range that tended to sell the quickest was the \$249,999 and Below range at 22 days; the price range that tended to sell the slowest was the \$500,000 and Above range at 30 days.

Market-wide, inventory levels were up 8.6 percent. The property type with the largest gain was the Condo/Town segment, where they increased 33.2 percent. That amounts to 1.8 months supply for Single-Family homes and 2.9 months supply for Townhouse/Condo.

### Quick Facts

+ 14.5%

+ 5.9%

+ 6.7%

Price Range With  
Strongest Pending Sales:  
**\$500,000 and Above**

Home Size With Strongest  
Pending Sales:  
**4 Bedrooms or More**

Property Type With  
Strongest Pending Sales:  
**Condo/Town**

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

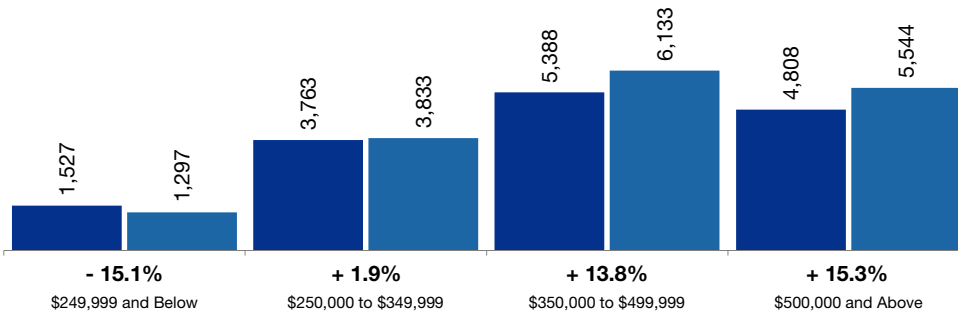
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# New Listings

A count of the properties that have been newly listed on the market in a given month.  
Based on a rolling 12-month calculation.

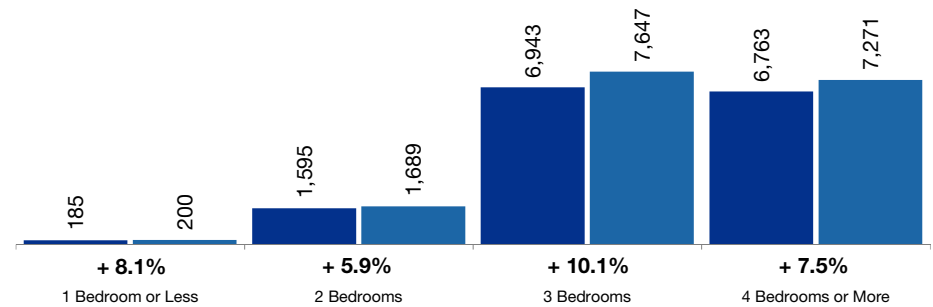
## By Price Range

■ 08-2024 ■ 08-2025



## By Bedroom

■ 08-2024 ■ 08-2025



### All Properties

By Price Range	08-2024	08-2025	Change
\$249,999 and Below	1,527	1,297	- 15.1%
\$250,000 to \$349,999	3,763	3,833	+ 1.9%
\$350,000 to \$499,999	5,388	6,133	+ 13.8%
\$500,000 and Above	4,808	5,544	+ 15.3%
All Price Ranges	15,486	16,807	+ 8.5%

By Bedroom	08-2024	08-2025	Change
1 Bedroom or Less	185	200	+ 8.1%
2 Bedrooms	1,595	1,689	+ 5.9%
3 Bedrooms	6,943	7,647	+ 10.1%
4 Bedrooms or More	6,763	7,271	+ 7.5%
All Bedroom Ranges	15,486	16,807	+ 8.5%

### Single Family

08-2024	08-2025	Change	08-2024	08-2025	Change
1,107	913	- 17.5%	420	384	- 8.6%
2,884	2,722	- 5.6%	879	1,111	+ 26.4%
4,065	4,576	+ 12.6%	1,318	1,555	+ 18.0%
4,199	4,809	+ 14.5%	608	734	+ 20.7%
12,255	13,020	+ 6.2%	3,225	3,784	+ 17.3%

### Condo/Town

08-2024	08-2025	Change	08-2024	08-2025	Change
14	16	+ 14.3%	171	184	+ 7.6%
697	679	- 2.6%	898	1,010	+ 12.5%
5,095	5,490	+ 7.8%	1,842	2,154	+ 16.9%
6,449	6,835	+ 6.0%	314	436	+ 38.9%
12,255	13,020	+ 6.2%	3,225	3,784	+ 17.3%

# Pending Sales

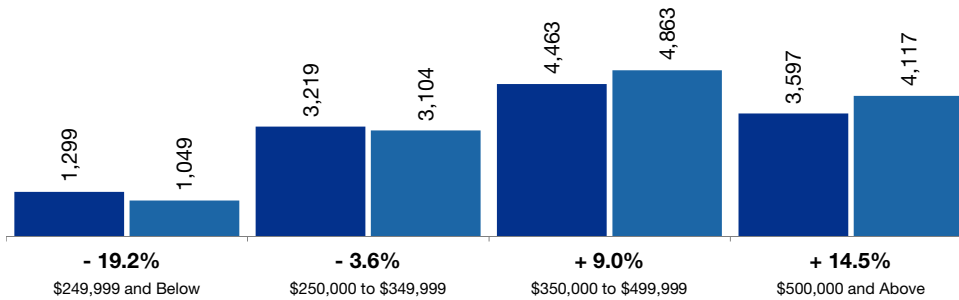
A count of the properties on which offers have been accepted in a given month.  
Based on a rolling 12-month calculation.



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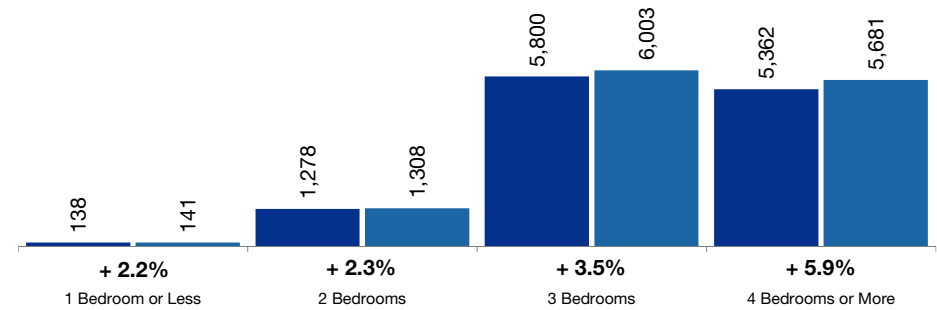
## By Price Range

■ 08-2024 ■ 08-2025



## By Bedroom

■ 08-2024 ■ 08-2025



### All Properties

By Price Range	08-2024	08-2025	Change
\$249,999 and Below	1,299	1,049	- 19.2%
\$250,000 to \$349,999	3,219	3,104	- 3.6%
\$350,000 to \$499,999	4,463	4,863	+ 9.0%
\$500,000 and Above	3,597	4,117	+ 14.5%
All Price Ranges	12,578	13,133	+ 4.4%

### Single Family

08-2024	08-2025	Change	08-2024	08-2025	Change
940	734	- 21.9%	359	315	- 12.3%
2,499	2,272	- 9.1%	720	832	+ 15.6%
3,416	3,800	+ 11.2%	1,045	1,063	+ 1.7%
3,202	3,640	+ 13.7%	394	476	+ 20.8%
10,057	10,446	+ 3.9%	2,518	2,686	+ 6.7%

### Condo/Town

By Bedroom	08-2024	08-2025	Change
1 Bedroom or Less	138	141	+ 2.2%
2 Bedrooms	1,278	1,308	+ 2.3%
3 Bedrooms	5,800	6,003	+ 3.5%
4 Bedrooms or More	5,362	5,681	+ 5.9%
All Bedroom Ranges	12,578	13,133	+ 4.4%

08-2024	08-2025	Change	08-2024	08-2025	Change
13	14	+ 7.7%	125	127	+ 1.6%
569	547	- 3.9%	709	761	+ 7.3%
4,349	4,496	+ 3.4%	1,448	1,506	+ 4.0%
5,126	5,389	+ 5.1%	236	292	+ 23.7%
10,057	10,446	+ 3.9%	2,518	2,686	+ 6.7%

# Median Sales Price

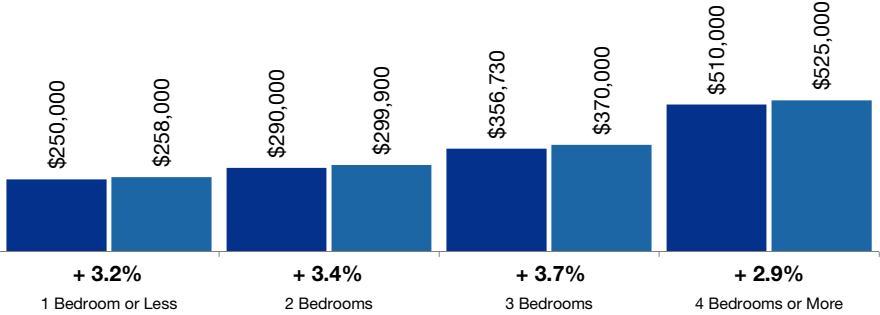
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. **Based on a rolling 12-month median.**



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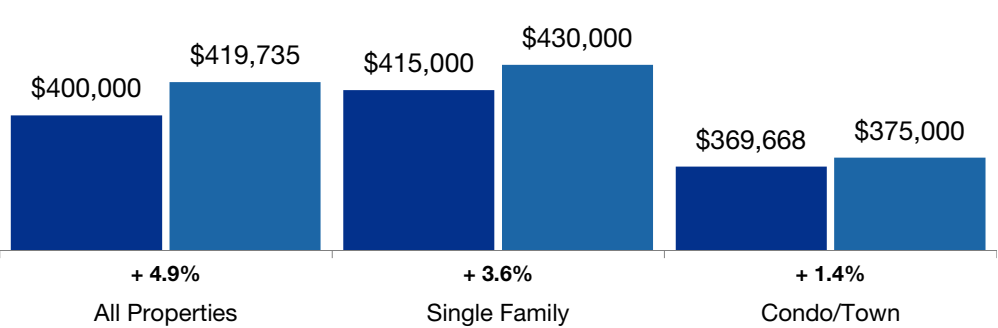
## By Bedroom

08-2024 08-2025



## By Property Type

08-2024 08-2025



All Properties			
By Bedroom	08-2024	08-2025	Change
1 Bedroom or Less	\$250,000	\$258,000	+ 3.2%
2 Bedrooms	\$290,000	\$299,900	+ 3.4%
3 Bedrooms	\$356,730	\$370,000	+ 3.7%
4 Bedrooms or More	\$510,000	\$525,000	+ 2.9%
All Bedroom Ranges	\$400,000	\$419,735	+ 4.9%

Single Family			Condo/Town		
08-2024	08-2025	Change	08-2024	08-2025	Change
\$205,000	\$228,000	+ 11.2%	\$250,000	\$258,000	+ 3.2%
\$250,000	\$268,000	+ 7.2%	\$310,000	\$308,148	- 0.6%
\$347,300	\$363,000	+ 4.5%	\$386,418	\$394,495	+ 2.1%
\$514,000	\$525,000	+ 2.1%	\$464,125	\$513,228	+ 10.6%
\$415,000	\$430,000	+ 3.6%	\$369,668	\$375,000	+ 1.4%

# Days on Market Until Sale

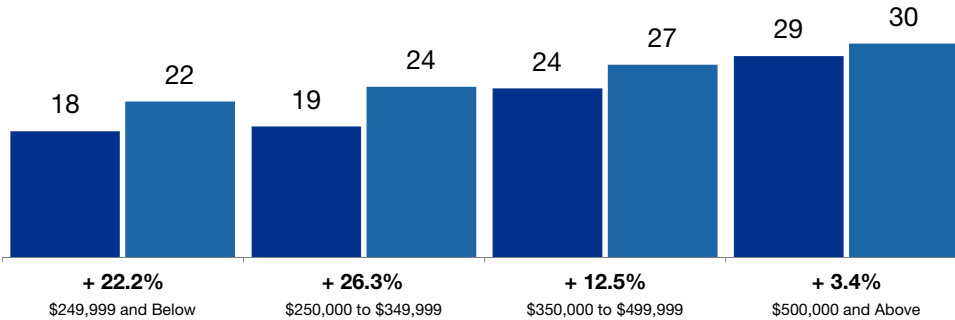
Average number of days between when a property is listed and when an offer is accepted, in a given month.  
Based on a rolling 12-month average.



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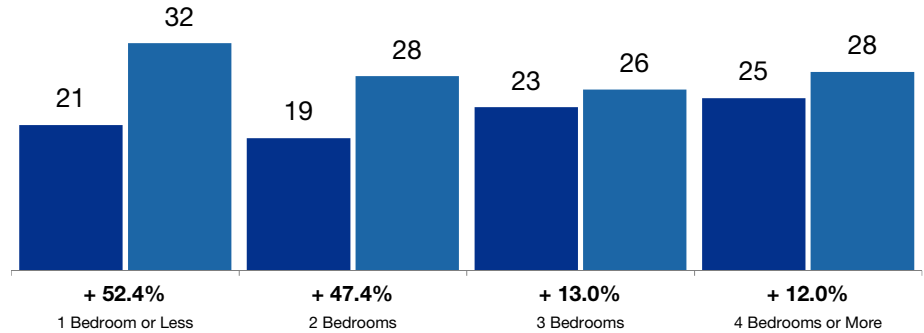
## By Price Range

■ 08-2024 ■ 08-2025



## By Bedroom

■ 08-2024 ■ 08-2025



## All Properties

By Price Range	08-2024	08-2025	Change
\$249,999 and Below	18	22	+ 22.2%
\$250,000 to \$349,999	19	24	+ 26.3%
\$350,000 to \$499,999	24	27	+ 12.5%
\$500,000 and Above	29	30	+ 3.4%
All Price Ranges	23	27	+ 17.4%

## Single Family

08-2024	08-2025	Change	08-2024	08-2025	Change
18	20	+ 11.1%	17	26	+ 52.9%
16	21	+ 31.3%	26	33	+ 26.9%
21	24	+ 14.3%	33	40	+ 21.2%
27	29	+ 7.4%	41	41	0.0%
22	25	+ 13.6%	30	36	+ 20.0%

## Condo/Town

By Bedroom	08-2024	08-2025	Change
1 Bedroom or Less	21	32	+ 52.4%
2 Bedrooms	19	28	+ 47.4%
3 Bedrooms	23	26	+ 13.0%
4 Bedrooms or More	25	28	+ 12.0%
All Bedroom Ranges	23	27	+ 17.4%

08-2024	08-2025	Change	08-2024	08-2025	Change
21	27	+ 28.6%	21	33	+ 57.1%
14	22	+ 57.1%	23	32	+ 39.1%
20	22	+ 10.0%	34	39	+ 14.7%
24	28	+ 16.7%	32	38	+ 18.8%
22	25	+ 13.6%	30	36	+ 20.0%

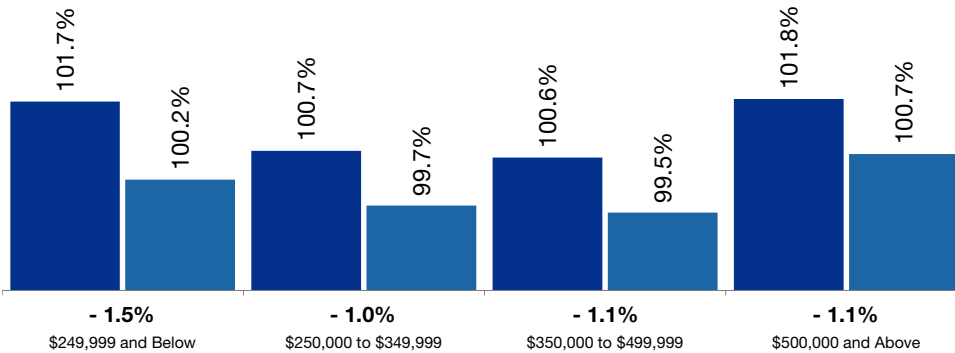
# Percent of Original List Price Received

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.**

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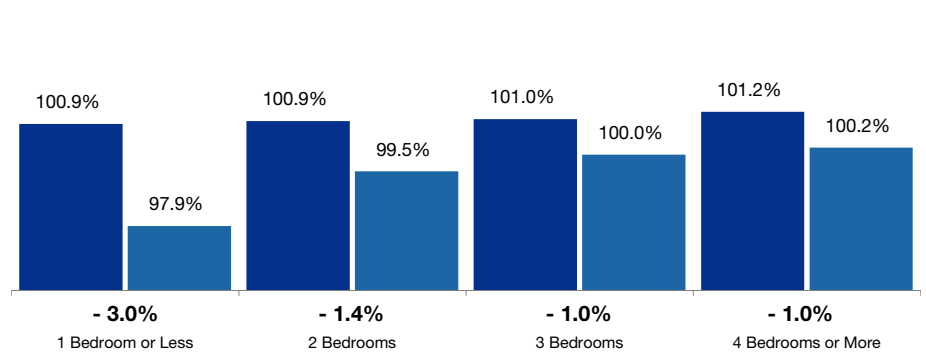
## By Price Range

■ 08-2024 ■ 08-2025



## By Bedroom

■ 08-2024 ■ 08-2025



## All Properties

By Price Range	08-2024	08-2025	Change
\$249,999 and Below	101.7%	100.2%	- 1.5%
\$250,000 to \$349,999	100.7%	99.7%	- 1.0%
\$350,000 to \$499,999	100.6%	99.5%	- 1.1%
\$500,000 and Above	101.8%	100.7%	- 1.1%
<b>All Price Ranges</b>	<b>101.1%</b>	<b>100.0%</b>	<b>- 1.1%</b>

## Single Family

08-2024	08-2025	Change	08-2024	08-2025	Change
102.4%	100.8%	- 1.6%	100.0%	98.7%	- 1.3%
100.9%	99.9%	- 1.0%	100.3%	99.1%	- 1.2%
100.7%	99.8%	- 0.9%	100.4%	98.7%	- 1.7%
102.0%	100.8%	- 1.2%	99.7%	99.9%	+ 0.2%
<b>101.3%</b>	<b>100.2%</b>	<b>- 1.1%</b>	<b>100.2%</b>	<b>99.0%</b>	<b>- 1.2%</b>

## Condo/Town

By Bedroom	08-2024	08-2025	Change
1 Bedroom or Less	100.9%	97.9%	- 3.0%
2 Bedrooms	100.9%	99.5%	- 1.4%
3 Bedrooms	101.0%	100.0%	- 1.0%
4 Bedrooms or More	101.2%	100.2%	- 1.0%
<b>All Bedroom Ranges</b>	<b>101.1%</b>	<b>100.0%</b>	<b>- 1.1%</b>

08-2024	08-2025	Change	08-2024	08-2025	Change
111.2%	95.8%	- 13.8%	99.7%	98.1%	- 1.6%
102.1%	100.3%	- 1.8%	100.1%	98.8%	- 1.3%
101.2%	100.3%	- 0.9%	100.3%	99.0%	- 1.3%
101.2%	100.2%	- 1.0%	100.6%	99.9%	- 0.7%
<b>101.3%</b>	<b>100.2%</b>	<b>- 1.1%</b>	<b>100.2%</b>	<b>99.0%</b>	<b>- 1.2%</b>

# Inventory of Homes for Sale

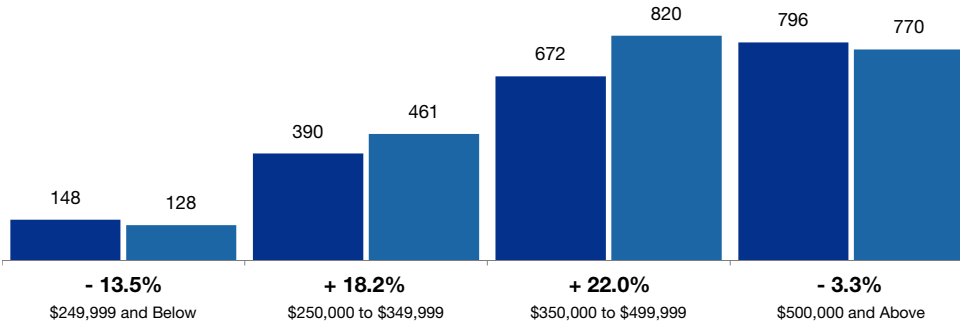
The number of properties available for sale in active status at the end of a given month.  
Based on one month of activity.



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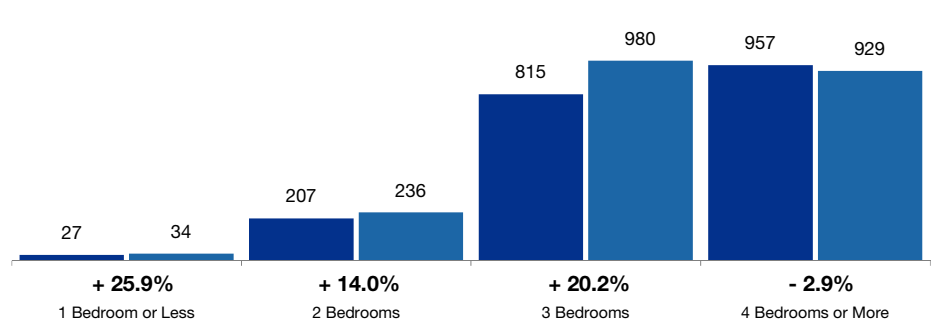
## By Price Range

■ 08-2024 ■ 08-2025



## By Bedroom

■ 08-2024 ■ 08-2025



### All Properties

By Price Range	08-2024	08-2025	Change
\$249,999 and Below	148	128	- 13.5%
\$250,000 to \$349,999	390	461	+ 18.2%
\$350,000 to \$499,999	672	820	+ 22.0%
\$500,000 and Above	796	770	- 3.3%
All Price Ranges	2,006	2,179	+ 8.6%

### Single Family

08-2024	08-2025	Change	08-2024	08-2025	Change
106	96	- 9.4%	42	32	- 23.8%
260	292	+ 12.3%	130	169	+ 30.0%
487	493	+ 1.2%	185	327	+ 76.8%
674	660	- 2.1%	122	110	- 9.8%
1,527	1,541	+ 0.9%	479	638	+ 33.2%

### Condo/Town

By Bedroom	08-2024	08-2025	Change
1 Bedroom or Less	27	34	+ 25.9%
2 Bedrooms	207	236	+ 14.0%
3 Bedrooms	815	980	+ 20.2%
4 Bedrooms or More	957	929	- 2.9%
All Bedroom Ranges	2,006	2,179	+ 8.6%

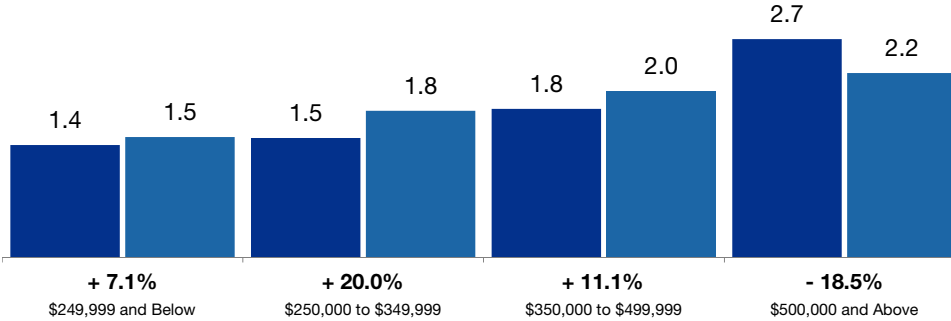
08-2024	08-2025	Change	08-2024	08-2025	Change
3	1	- 66.7%	24	33	+ 37.5%
81	96	+ 18.5%	126	140	+ 11.1%
542	598	+ 10.3%	273	382	+ 39.9%
901	846	- 6.1%	56	83	+ 48.2%
1,527	1,541	+ 0.9%	479	638	+ 33.2%

# 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.

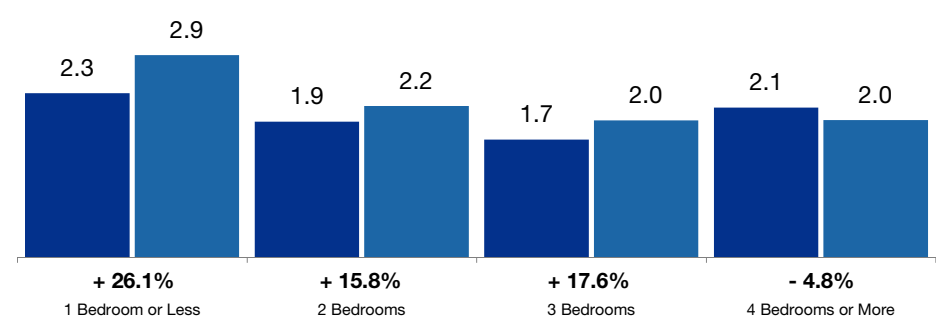
## By Price Range

■ 08-2024 ■ 08-2025



## By Bedroom

■ 08-2024 ■ 08-2025



### All Properties

By Price Range	08-2024	08-2025	Change
\$249,999 and Below	1.4	1.5	+ 7.1%
\$250,000 to \$349,999	1.5	1.8	+ 20.0%
\$350,000 to \$499,999	1.8	2.0	+ 11.1%
\$500,000 and Above	2.7	2.2	- 18.5%
<b>All Price Ranges</b>	<b>1.9</b>	<b>2.0</b>	<b>+ 5.3%</b>

### Single Family

08-2024	08-2025	Change	08-2024	08-2025	Change
1.4	1.6	+ 14.3%	1.4	1.2	- 14.3%
1.2	1.5	+ 25.0%	2.2	2.4	+ 9.1%
1.7	1.6	- 5.9%	2.1	3.7	+ 76.2%
2.5	2.2	- 12.0%	3.7	2.8	- 24.3%
<b>1.8</b>	<b>1.8</b>	<b>0.0%</b>	<b>2.3</b>	<b>2.9</b>	<b>+ 26.1%</b>

### Condo/Town

By Bedroom	08-2024	08-2025	Change
1 Bedroom or Less	2.3	2.9	+ 26.1%
2 Bedrooms	1.9	2.2	+ 15.8%
3 Bedrooms	1.7	2.0	+ 17.6%
4 Bedrooms or More	2.1	2.0	- 4.8%
<b>All Bedroom Ranges</b>	<b>1.9</b>	<b>2.0</b>	<b>+ 5.3%</b>

08-2024	08-2025	Change	08-2024	08-2025	Change
1.8	0.7	- 61.1%	2.3	3.1	+ 34.8%
1.7	2.1	+ 23.5%	2.1	2.2	+ 4.8%
1.5	1.6	+ 6.7%	2.3	3.0	+ 30.4%
2.1	1.9	- 9.5%	2.8	3.4	+ 21.4%
<b>1.8</b>	<b>1.8</b>	<b>0.0%</b>	<b>2.3</b>	<b>2.9</b>	<b>+ 26.1%</b>