

Housing Supply Overview

Richmond Metro

October 2025

Although mortgage rates have edged down, U.S. pending home sales were unchanged from the previous month, with contract activity remaining 0.9% lower than a year ago, according to the National Association of REALTORS®. Contract signings increased both month-over-month and year-over-year in the Northeast and South, while the Midwest and West posted declines. For the 12-month period spanning November 2024 through October 2025, Pending sales in the Richmond Metro area region were up 3.3 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 9.5 percent.

The overall Median Sales Price was up 3.0 percent to \$419,900. The property type with the largest price gain was the Single Family segment, where prices increased 3.5 percent to \$434,900. 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 30 days.

Market-wide, inventory levels were up 7.3 percent. The property type with the largest gain was the Condo/Town segment, where they increased 24.4 percent. That amounts to 1.8 months supply for Single-Family homes and 3.1 months supply for Townhouse/Condo.

Ouick Facts

\$500.000 and Above

+ 9.5% + 10.5% + 4.8%

Price Range With Home Size With Strongest Strongest Pending Sales: Pending Sales:

Property Type With Strongest Pending Sales:

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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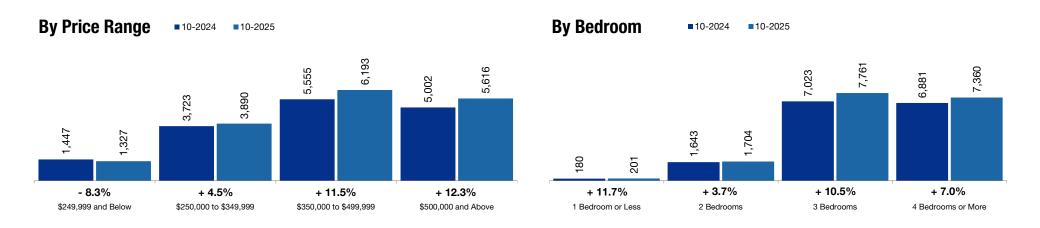


New Listings

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



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	All Properties				
By Price Range	10-2024	10-2025	Change		
\$249,999 and Below	1,447	1,327	- 8.3%		
\$250,000 to \$349,999	3,723	3,890	+ 4.5%		
\$350,000 to \$499,999	5,555	6,193	+ 11.5%		
\$500,000 and Above	5,002	5,616	+ 12.3%		
All Price Ranges	15,727	17,026	+ 8.3%		

All Proportios

By Bedroom	10-2024	10-2025	Change
1 Bedroom or Less	180	201	+ 11.7%
2 Bedrooms	1,643	1,704	+ 3.7%
3 Bedrooms	7,023	7,761	+ 10.5%
4 Bedrooms or More	6,881	7,360	+ 7.0%
All Bedroom Ranges	15,727	17,026	+ 8.3%

Single Family			Condo/Town			
10-2024	10-2025	Change	10-2024	10-2025	Change	
1,051	939	- 10.7%	396	388	- 2.0%	
2,834	2,741	- 3.3%	889	1,149	+ 29.2%	
4,194	4,612	+ 10.0%	1,354	1,580	+ 16.7%	
4,341	4,908	+ 13.1%	660	705	+ 6.8%	
12,420	13,200	+ 6.3%	3,299	3,822	+ 15.9%	

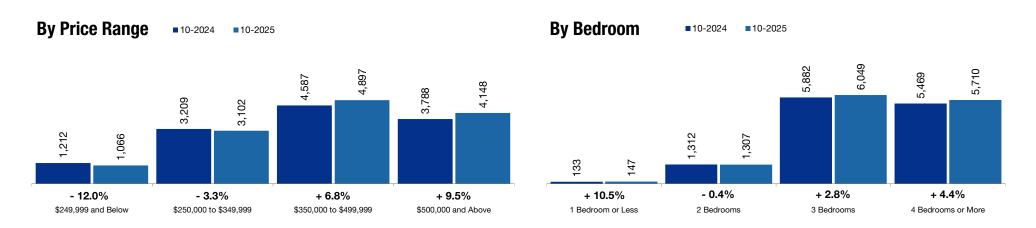
10-2024	10-2025	Change	10-2024	10-2025	Change
14	17	+ 21.4%	166	184	+ 10.8%
709	691	- 2.5%	934	1,013	+ 8.5%
5,134	5,588	+ 8.8%	1,881	2,169	+ 15.3%
6,563	6,904	+ 5.2%	318	456	+ 43.4%
12,420	13,200	+ 6.3%	3,299	3,822	+ 15.9%

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



		All Propertie	s
By Price Range	10-2024	10-2025	Change
\$249,999 and Below	1,212	1,066	- 12.0%
\$250,000 to \$349,999	3,209	3,102	- 3.3%
\$350,000 to \$499,999	4,587	4,897	+ 6.8%
\$500,000 and Above	3,788	4,148	+ 9.5%
All Price Ranges	12,796	13,213	+ 3.3%

By Bedroom	10-2024	10-2025	Change
1 Bedroom or Less	133	147	+ 10.5%
2 Bedrooms	1,312	1,307	- 0.4%
3 Bedrooms	5,882	6,049	+ 2.8%
4 Bedrooms or More	5,469	5,710	+ 4.4%
All Bedroom Ranges	12,796	13,213	+ 3.3%

Single Family			Condo/Town			
10-2024	10-2025	Change	10-2024	10-2025	Change	
886	742	- 16.3%	326	324	- 0.6%	
2,477	2,277	- 8.1%	732	825	+ 12.7%	
3,519	3,822	+ 8.6%	1,066	1,074	+ 0.8%	
3,352	3,685	+ 9.9%	435	460	+ 5.7%	
10,234	10,526	+ 2.9%	2,559	2,683	+ 4.8%	

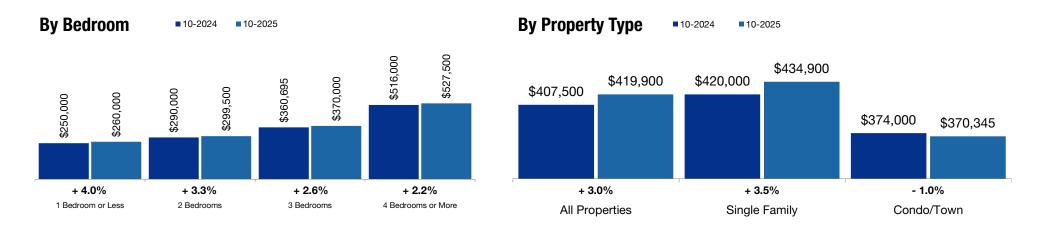
10-2024	10-2025	Change	10-2024	10-2025	Change
11	13	+ 18.2%	122	134	+ 9.8%
603	541	- 10.3%	709	766	+ 8.0%
4,397	4,555	+ 3.6%	1,482	1,490	+ 0.5%
5,223	5,417	+ 3.7%	246	293	+ 19.1%
10,234	10,526	+ 2.9%	2,559	2,683	+ 4.8%

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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	All Floperties			
By Bedroom	10-2024	10-2025	Change	
1 Bedroom or Less	\$250,000	\$260,000	+ 4.0%	
2 Bedrooms	\$290,000	\$299,500	+ 3.3%	
3 Bedrooms	\$360,695	\$370,000	+ 2.6%	
4 Bedrooms or More	\$516,000	\$527,500	+ 2.2%	
All Bedroom Ranges	\$407,500	\$419,900	+ 3.0%	

All Properties

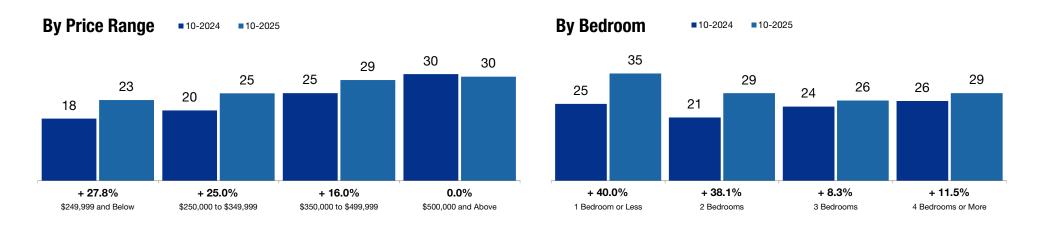
Single Family			Condo/Town			
10-2024	10-2025	Change	10-2024	10-2025	Change	
\$205,000	\$200,000	- 2.4%	\$254,000	\$260,000	+ 2.4%	
\$250,000	\$269,950	+ 8.0%	\$319,475	\$306,900	- 3.9%	
\$350,000	\$365,000	+ 4.3%	\$390,105	\$390,000	- 0.0%	
\$520,000	\$529,950	+ 1.9%	\$474,670	\$512,455	+ 8.0%	
\$420,000	\$434,900	+ 3.5%	\$374,000	\$370,345	- 1.0%	

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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	All Properties			
By Price Range	10-2024	10-2025	Change	
\$249,999 and Below	18	23	+ 27.8%	
\$250,000 to \$349,999	20	25	+ 25.0%	
\$350,000 to \$499,999	25	29	+ 16.0%	
\$500,000 and Above	30	30	0.0%	
All Price Ranges	25	28	+ 12.0%	

By Bedroom	10-2024	10-2025	Change
1 Bedroom or Less	25	35	+ 40.0%
2 Bedrooms	21	29	+ 38.1%
3 Bedrooms	24	26	+ 8.3%
4 Bedrooms or More	26	29	+ 11.5%
All Bedroom Ranges	25	28	+ 12.0%

Single Family			Condo/Town		
10-2024	10-2025	Change	10-2024	10-2025	Change
18	22	+ 22.2%	17	26	+ 52.9%
17	21	+ 23.5%	29	34	+ 17.2%
22	25	+ 13.6%	34	42	+ 23.5%
29	28	- 3.4%	41	40	- 2.4%
23	25	+ 8.7%	32	37	+ 15.6%

10-2024	10-2025	Change	10-2024	10-2025	Change
20	28	+ 40.0%	26	36	+ 38.5%
15	23	+ 53.3%	25	33	+ 32.0%
21	22	+ 4.8%	35	39	+ 11.4%
26	28	+ 7.7%	35	38	+ 8.6%
23	25	+ 8.7%	32	37	+ 15.6%

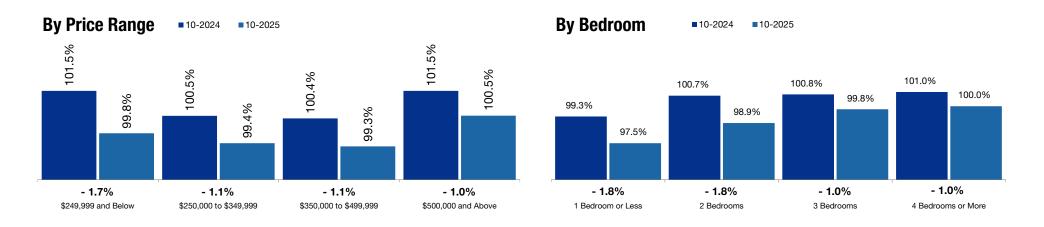
Percent of Original List Price Received

CVRVMLS

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.

All Proportios

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	All Properties			
By Price Range	10-2024	10-2025	Change	
\$249,999 and Below	101.5%	99.8%	- 1.7%	
\$250,000 to \$349,999	100.5%	99.4%	- 1.1%	
\$350,000 to \$499,999	100.4%	99.3%	- 1.1%	
\$500,000 and Above	101.5%	100.5%	- 1.0%	
All Price Ranges	100.9%	99.8%	- 1.1%	

By Bedroom	10-2024	10-2025	Change
1 Bedroom or Less	99.3%	97.5%	- 1.8%
2 Bedrooms	100.7%	98.9%	- 1.8%
3 Bedrooms	100.8%	99.8%	- 1.0%
4 Bedrooms or More	101.0%	100.0%	- 1.0%
All Bedroom Ranges	100.9%	99.8%	- 1.1%

Single Family			Condo/Town		
10-2024	10-2025	Change	10-2024	10-2025	Change
102.1%	100.4%	- 1.7%	99.9%	98.4%	- 1.5%
100.7%	99.6%	- 1.1%	100.0%	98.9%	- 1.1%
100.5%	99.6%	- 0.9%	100.2%	98.4%	- 1.8%
101.7%	100.6%	- 1.1%	99.9%	99.6%	- 0.3%
101.0%	100.0%	- 1.0%	100.1%	98.7%	- 1.4%

10-2024	10-2025	Change	10-2024	10-2025	Change
102.4%	95.3%	- 6.9%	99.0%	97.7%	- 1.3%
101.7%	99.3%	- 2.4%	99.9%	98.6%	- 1.3%
101.0%	100.1%	- 0.9%	100.2%	98.8%	- 1.4%
101.0%	100.0%	- 1.0%	100.8%	99.3%	- 1.5%
101.0%	100.0%	- 1.0%	100.1%	98.7%	- 1.4%

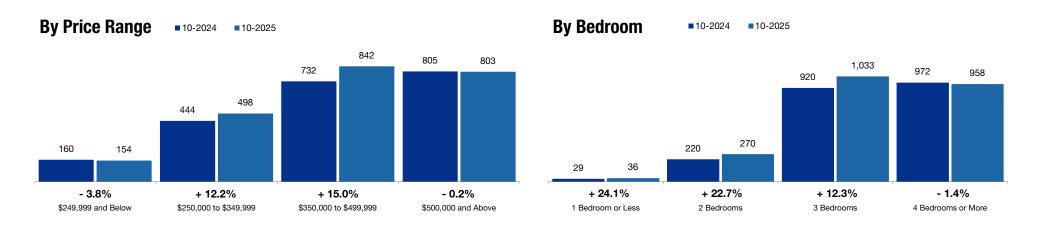
Inventory of Homes for Sale

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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	All Properties				
By Price Range	10-2024	10-2025	Change		
\$249,999 and Below	160	154	- 3.8%		
\$250,000 to \$349,999	444	498	+ 12.2%		
\$350,000 to \$499,999	732	842	+ 15.0%		
\$500,000 and Above	805	803	- 0.2%		
All Price Ranges	2,141	2,297	+ 7.3%		

All Proportios

By Bedroom	10-2024	10-2025	Change
1 Bedroom or Less	29	36	+ 24.1%
2 Bedrooms	220	270	+ 22.7%
3 Bedrooms	920	1,033	+ 12.3%
4 Bedrooms or More	972	958	- 1.4%
All Bedroom Ranges	2,141	2,297	+ 7.3%

Single Family			Condo/Town		
10-2024	10-2025	Change	10-2024	10-2025	Change
102	106	+ 3.9%	58	48	- 17.2%
292	297	+ 1.7%	152	201	+ 32.2%
526	514	- 2.3%	205	328	+ 60.0%
658	681	+ 3.5%	147	122	- 17.0%
1,578	1,598	+ 1.3%	562	699	+ 24.4%

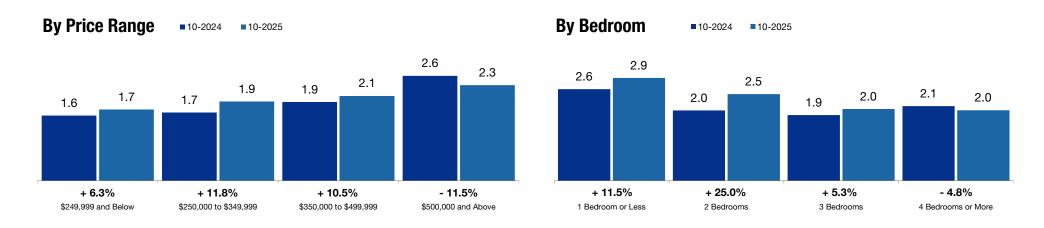
10-2024	10-2025	Change	10-2024	10-2025	Change
2	3	+ 50.0%	27	33	+ 22.2%
66	94	+ 42.4%	154	176	+ 14.3%
596	627	+ 5.2%	323	406	+ 25.7%
914	874	- 4.4%	58	84	+ 44.8%
1,578	1,598	+ 1.3%	562	699	+ 24.4%

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.

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	All Properties				
By Price Range	10-2024	10-2025	Change		
\$249,999 and Below	1.6	1.7	+ 6.3%		
\$250,000 to \$349,999	1.7	1.9	+ 11.8%		
\$350,000 to \$499,999	1.9	2.1	+ 10.5%		
\$500,000 and Above	2.6	2.3	- 11.5%		
All Price Ranges	2.0	2.1	+ 5.0%		

All Proportios

By Bedroom	10-2024	10-2025	Change
1 Bedroom or Less	2.6	2.9	+ 11.5%
2 Bedrooms	2.0	2.5	+ 25.0%
3 Bedrooms	1.9	2.0	+ 5.3%
4 Bedrooms or More	2.1	2.0	- 4.8%
All Bedroom Ranges	2.0	2.1	+ 5.0%

Single Family		Condo/Town			
10-2024	10-2025	Change	10-2024	10-2025	Change
1.4	1.7	+ 21.4%	2.1	1.8	- 14.3%
1.4	1.6	+ 14.3%	2.5	2.9	+ 16.0%
1.8	1.6	- 11.1%	2.3	3.7	+ 60.9%
2.4	2.2	- 8.3%	4.1	3.2	- 22.0%
1.9	1.8	- 5.3%	2.6	3.1	+ 19.2%

10-2024	10-2025	Change	10-2024	10-2025	Change
1.3	2.1	+ 61.5%	2.7	3.0	+ 11.1%
1.3	2.1	+ 61.5%	2.6	2.8	+ 7.7%
1.6	1.7	+ 6.3%	2.6	3.3	+ 26.9%
2.1	1.9	- 9.5%	2.8	3.4	+ 21.4%
1.9	1.8	- 5.3%	2.6	3.1	+ 19.2%