

Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.

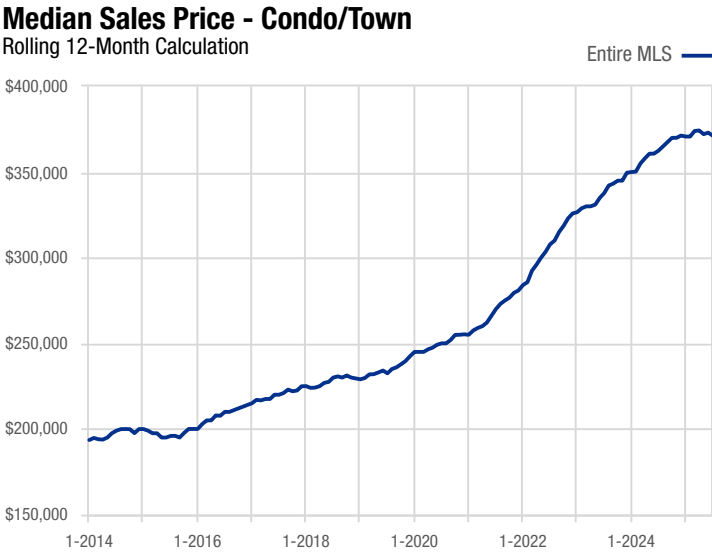
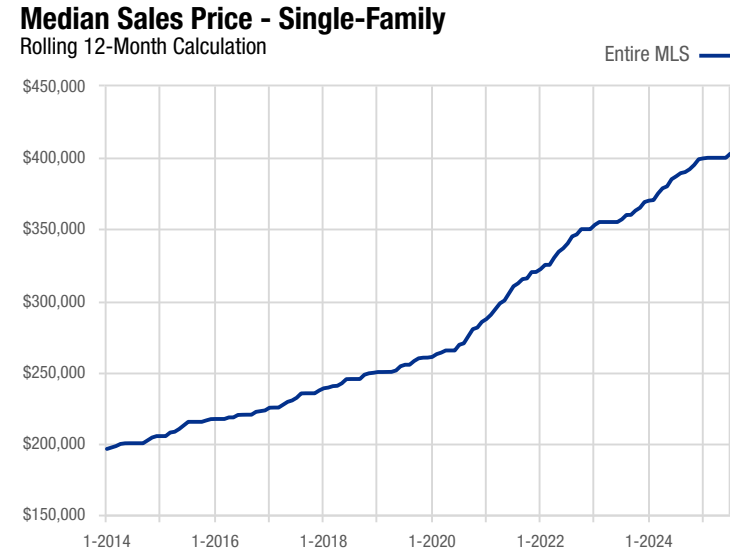


Entire MLS

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1,857	1,857	0.0%	12,128	12,932	+ 6.6%
Pending Sales	1,320	1,439	+ 9.0%	9,594	9,846	+ 2.6%
Closed Sales	1,473	1,491	+ 1.2%	9,023	9,115	+ 1.0%
Days on Market Until Sale	23	25	+ 8.7%	27	29	+ 7.4%
Median Sales Price*	\$410,000	\$425,000	+ 3.7%	\$395,000	\$408,000	+ 3.3%
Average Sales Price*	\$466,389	\$499,338	+ 7.1%	\$462,341	\$478,051	+ 3.4%
Percent of Original List Price Received*	100.7%	99.5%	- 1.2%	100.5%	99.8%	- 0.7%
Inventory of Homes for Sale	2,771	2,849	+ 2.8%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	333	384	+ 15.3%	2,190	2,575	+ 17.6%
Pending Sales	247	283	+ 14.6%	1,733	1,831	+ 5.7%
Closed Sales	255	292	+ 14.5%	1,630	1,695	+ 4.0%
Days on Market Until Sale	32	38	+ 18.8%	31	36	+ 16.1%
Median Sales Price*	\$386,000	\$365,000	- 5.4%	\$369,000	\$369,900	+ 0.2%
Average Sales Price*	\$402,127	\$398,069	- 1.0%	\$388,021	\$395,678	+ 2.0%
Percent of Original List Price Received*	100.4%	98.9%	- 1.5%	100.3%	99.0%	- 1.3%
Inventory of Homes for Sale	520	709	+ 36.3%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

* 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.



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.