Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.



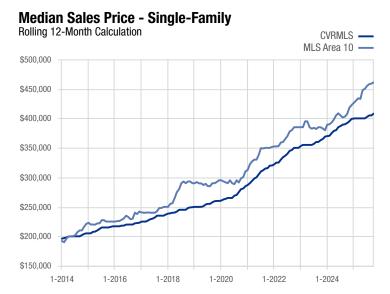
MLS Area 10

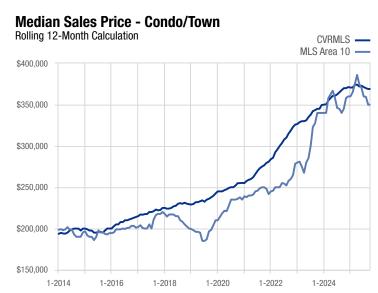
10-Richmond

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	71	82	+ 15.5%	744	808	+ 8.6%	
Pending Sales	54	74	+ 37.0%	572	598	+ 4.5%	
Closed Sales	52	50	- 3.8%	562	555	- 1.2%	
Days on Market Until Sale	18	37	+ 105.6%	24	23	- 4.2%	
Median Sales Price*	\$512,475	\$590,000	+ 15.1%	\$425,000	\$465,000	+ 9.4%	
Average Sales Price*	\$603,807	\$618,027	+ 2.4%	\$513,883	\$561,051	+ 9.2%	
Percent of Original List Price Received*	99.3%	96.6%	- 2.7%	100.9%	99.3%	- 1.6%	
Inventory of Homes for Sale	107	118	+ 10.3%		_	_	
Months Supply of Inventory	1.9	2.1	+ 10.5%		_		

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	26	30	+ 15.4%	309	289	- 6.5%	
Pending Sales	15	18	+ 20.0%	204	191	- 6.4%	
Closed Sales	22	25	+ 13.6%	200	189	- 5.5%	
Days on Market Until Sale	43	35	- 18.6%	29	37	+ 27.6%	
Median Sales Price*	\$381,168	\$350,000	- 8.2%	\$352,500	\$341,000	- 3.3%	
Average Sales Price*	\$438,677	\$341,347	- 22.2%	\$381,687	\$384,292	+ 0.7%	
Percent of Original List Price Received*	97.7%	97.4%	- 0.3%	99.4%	98.4%	- 1.0%	
Inventory of Homes for Sale	60	62	+ 3.3%		_	_	
Months Supply of Inventory	3.0	3.3	+ 10.0%		_	_	

^{*} 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.





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.