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



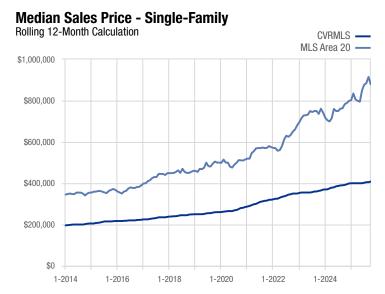
MLS Area 20

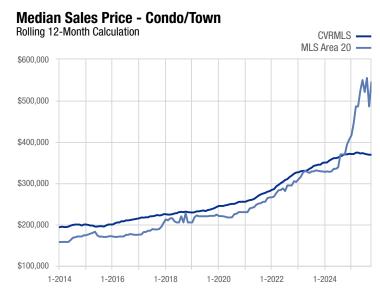
20-Richmond

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	21	27	+ 28.6%	239	275	+ 15.1%	
Pending Sales	22	24	+ 9.1%	217	230	+ 6.0%	
Closed Sales	29	24	- 17.2%	202	214	+ 5.9%	
Days on Market Until Sale	10	17	+ 70.0%	13	15	+ 15.4%	
Median Sales Price*	\$868,000	\$682,500	- 21.4%	\$769,750	\$857,500	+ 11.4%	
Average Sales Price*	\$979,611	\$870,965	- 11.1%	\$1,023,521	\$1,063,436	+ 3.9%	
Percent of Original List Price Received*	105.7%	99.8%	- 5.6%	105.9%	104.3%	- 1.5%	
Inventory of Homes for Sale	16	27	+ 68.8%		_	_	
Months Supply of Inventory	0.8	1.3	+ 62.5%		_	_	

Condo/Town Octob				Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	14	6	- 57.1%	61	42	- 31.1%
Pending Sales	6	3	- 50.0%	34	28	- 17.6%
Closed Sales	5	4	- 20.0%	29	30	+ 3.4%
Days on Market Until Sale	39	37	- 5.1%	22	28	+ 27.3%
Median Sales Price*	\$325,000	\$480,000	+ 47.7%	\$400,000	\$555,000	+ 38.8%
Average Sales Price*	\$389,400	\$892,025	+ 129.1%	\$586,619	\$640,400	+ 9.2%
Percent of Original List Price Received*	93.6%	94.9%	+ 1.4%	100.6%	98.6%	- 2.0%
Inventory of Homes for Sale	18	11	- 38.9%		_	_
Months Supply of Inventory	5.0	4.1	- 18.0%		_	_

^{*} 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.