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



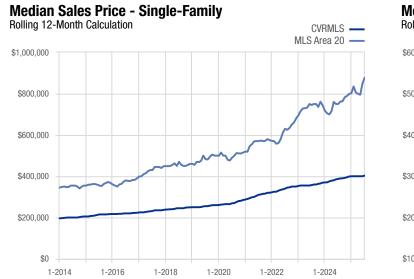
MLS Area 20

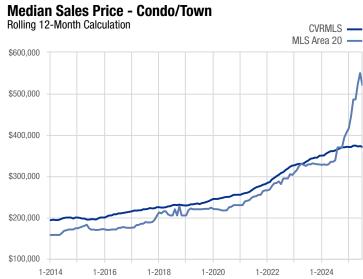
20-Richmond

Single Family	July			Year to Date			
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change	
New Listings	16	19	+ 18.8%	168	188	+ 11.9%	
Pending Sales	12	21	+ 75.0%	149	170	+ 14.1%	
Closed Sales	19	27	+ 42.1%	143	156	+ 9.1%	
Days on Market Until Sale	9	12	+ 33.3%	12	14	+ 16.7%	
Median Sales Price*	\$635,000	\$875,000	+ 37.8%	\$761,500	\$900,000	+ 18.2%	
Average Sales Price*	\$718,892	\$1,169,378	+ 62.7%	\$970,621	\$1,088,084	+ 12.1%	
Percent of Original List Price Received*	102.9%	101.8%	- 1.1%	106.1%	105.2%	- 0.8%	
Inventory of Homes for Sale	19	16	- 15.8%		_	_	
Months Supply of Inventory	0.9	0.7	- 22.2%		_	_	

Condo/Town	July			Year to Date			
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change	
New Listings	7	2	- 71.4%	33	31	- 6.1%	
Pending Sales	3	1	- 66.7%	17	20	+ 17.6%	
Closed Sales	3	2	- 33.3%	13	19	+ 46.2%	
Days on Market Until Sale	5	147	+ 2,840.0%	16	32	+ 100.0%	
Median Sales Price*	\$687,500	\$440,000	- 36.0%	\$400,000	\$580,000	+ 45.0%	
Average Sales Price*	\$1,174,833	\$440,000	- 62.5%	\$626,073	\$557,390	- 11.0%	
Percent of Original List Price Received*	104.9%	85.1%	- 18.9%	101.1%	98.8%	- 2.3%	
Inventory of Homes for Sale	21	8	- 61.9%		_	_	
Months Supply of Inventory	7.2	2.3	- 68.1%		_	_	

^{*} 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.