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



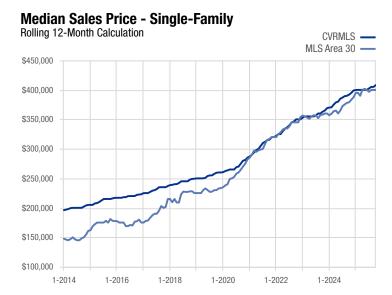
MLS Area 30

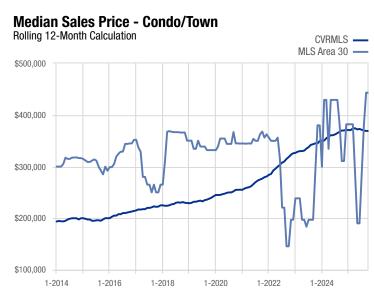
30-Richmond

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	43	45	+ 4.7%	473	498	+ 5.3%	
Pending Sales	33	30	- 9.1%	363	328	- 9.6%	
Closed Sales	39	46	+ 17.9%	356	329	- 7.6%	
Days on Market Until Sale	21	23	+ 9.5%	20	21	+ 5.0%	
Median Sales Price*	\$404,000	\$363,200	- 10.1%	\$380,000	\$395,000	+ 3.9%	
Average Sales Price*	\$419,933	\$404,440	- 3.7%	\$407,751	\$417,539	+ 2.4%	
Percent of Original List Price Received*	99.7%	96.5%	- 3.2%	100.7%	99.1%	- 1.6%	
Inventory of Homes for Sale	65	76	+ 16.9%		_	_	
Months Supply of Inventory	1.9	2.4	+ 26.3%		_	_	

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	0	2		10	16	+ 60.0%
Pending Sales	0	1		5	9	+ 80.0%
Closed Sales	0	0	0.0%	4	8	+ 100.0%
Days on Market Until Sale	_	_		21	60	+ 185.7%
Median Sales Price*	_			\$310,750	\$316,975	+ 2.0%
Average Sales Price*	_	_		\$322,875	\$334,113	+ 3.5%
Percent of Original List Price Received*	_			98.1%	94.4%	- 3.8%
Inventory of Homes for Sale	2	5	+ 150.0%		_	_
Months Supply of Inventory	1.2	3.9	+ 225.0%		_	_

^{*} 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.