

Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

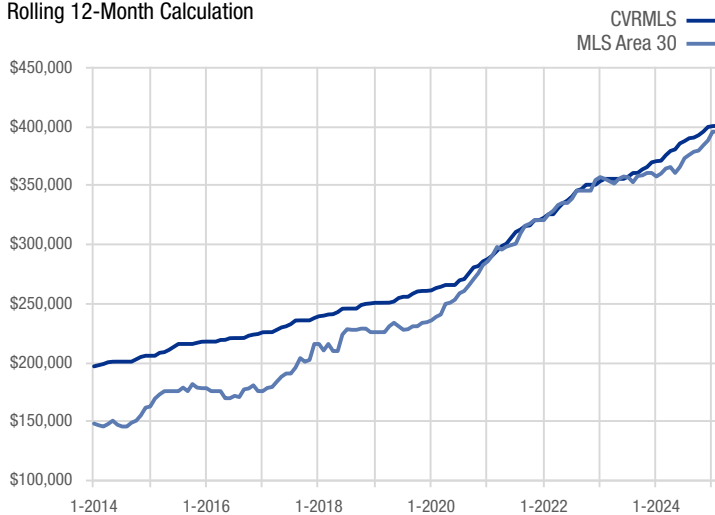
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	48	39	- 18.8%	84	80	- 4.8%
Pending Sales	32	26	- 18.8%	68	48	- 29.4%
Closed Sales	30	22	- 26.7%	57	49	- 14.0%
Days on Market Until Sale	25	17	- 32.0%	25	22	- 12.0%
Median Sales Price*	\$352,500	\$375,000	+ 6.4%	\$335,000	\$349,000	+ 4.2%
Average Sales Price*	\$399,047	\$385,091	- 3.5%	\$363,007	\$350,131	- 3.5%
Percent of Original List Price Received*	99.2%	100.8%	+ 1.6%	97.5%	98.6%	+ 1.1%
Inventory of Homes for Sale	47	51	+ 8.5%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	0	- 100.0%	2	3	+ 50.0%
Pending Sales	0	3	—	0	4	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	2.0	1.1	- 45.0%	—	—	—

* 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.

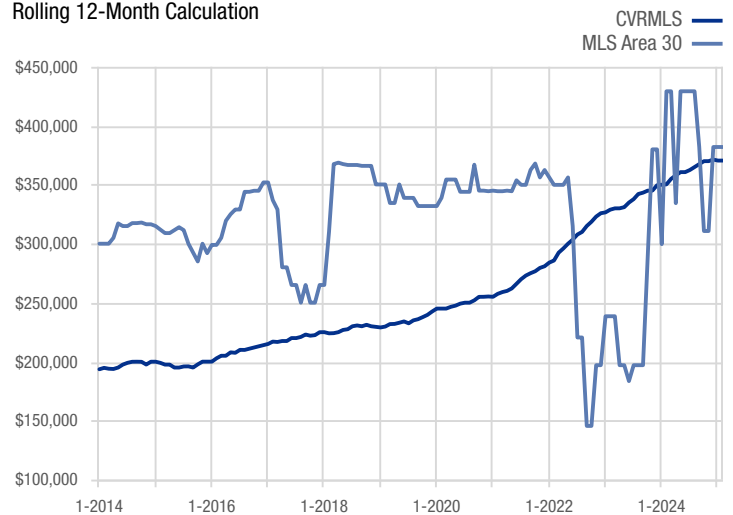
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



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.