

Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

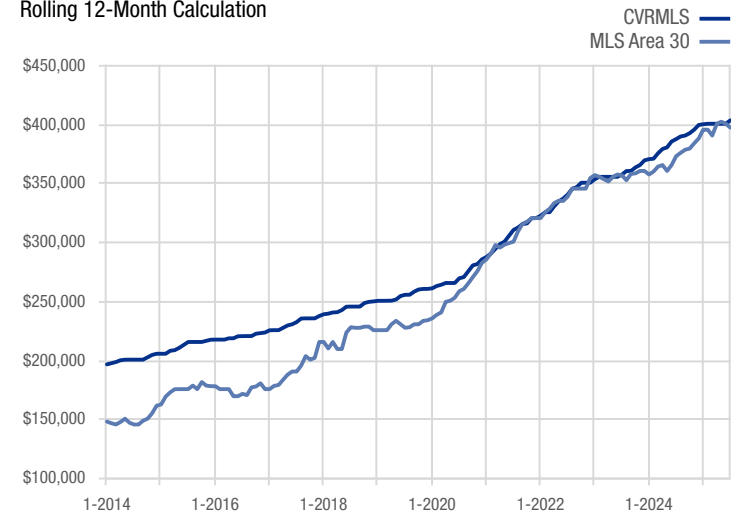
Single Family	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	46	51	+ 10.9%	326	343	+ 5.2%
Pending Sales	27	29	+ 7.4%	264	234	- 11.4%
Closed Sales	39	29	- 25.6%	257	230	- 10.5%
Days on Market Until Sale	22	27	+ 22.7%	19	21	+ 10.5%
Median Sales Price*	\$419,500	\$379,999	- 9.4%	\$375,864	\$395,488	+ 5.2%
Average Sales Price*	\$453,714	\$424,520	- 6.4%	\$403,561	\$414,385	+ 2.7%
Percent of Original List Price Received*	103.3%	97.9%	- 5.2%	101.1%	99.5%	- 1.6%
Inventory of Homes for Sale	57	66	+ 15.8%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

Condo/Town	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1	0	- 100.0%	6	10	+ 66.7%
Pending Sales	1	1	0.0%	3	8	+ 166.7%
Closed Sales	0	1	—	2	7	+ 250.0%
Days on Market Until Sale	—	5	—	37	22	- 40.5%
Median Sales Price*	—	\$525,000	—	\$362,250	\$190,000	- 47.6%
Average Sales Price*	—	\$525,000	—	\$362,250	\$317,564	- 12.3%
Percent of Original List Price Received*	—	100.0%	—	91.7%	94.2%	+ 2.7%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

* 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.

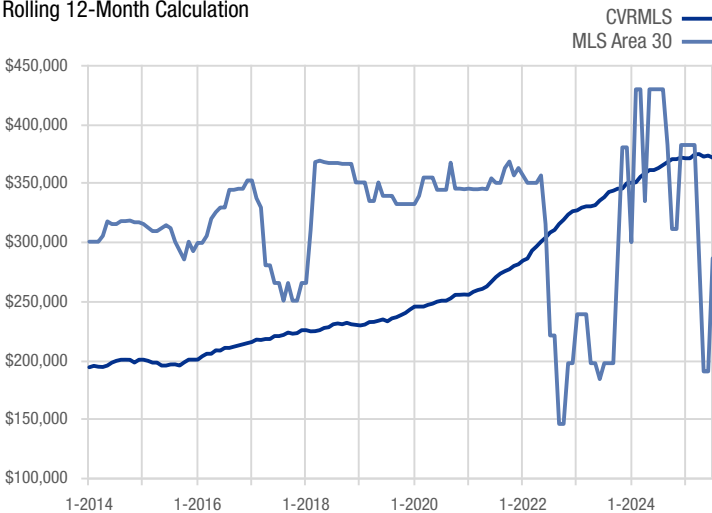
Median Sales Price - Single-Family

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.