

Local Market Update – August 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

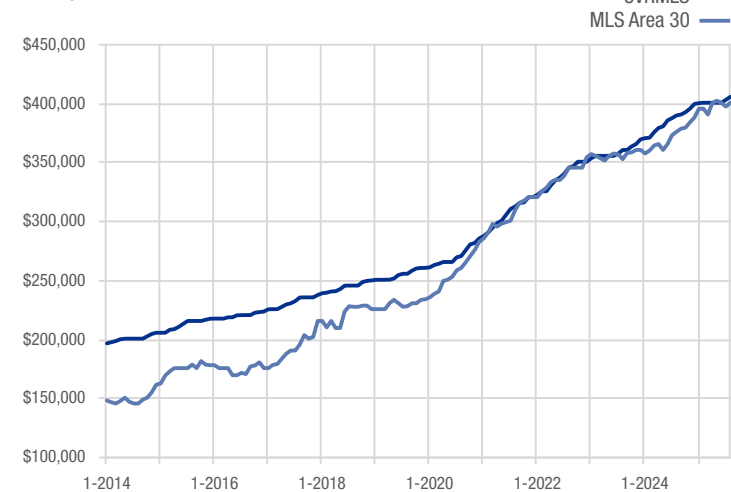
30-Richmond

Single Family	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	53	41	- 22.6%	379	389	+ 2.6%
Pending Sales	36	22	- 38.9%	300	254	- 15.3%
Closed Sales	30	30	0.0%	287	260	- 9.4%
Days on Market Until Sale	19	14	- 26.3%	19	20	+ 5.3%
Median Sales Price*	\$363,750	\$378,500	+ 4.1%	\$375,000	\$395,238	+ 5.4%
Average Sales Price*	\$387,423	\$394,671	+ 1.9%	\$401,868	\$412,110	+ 2.5%
Percent of Original List Price Received*	101.0%	100.6%	- 0.4%	101.1%	99.6%	- 1.5%
Inventory of Homes for Sale	57	78	+ 36.8%	—	—	—
Months Supply of Inventory	1.6	2.5	+ 56.3%	—	—	—

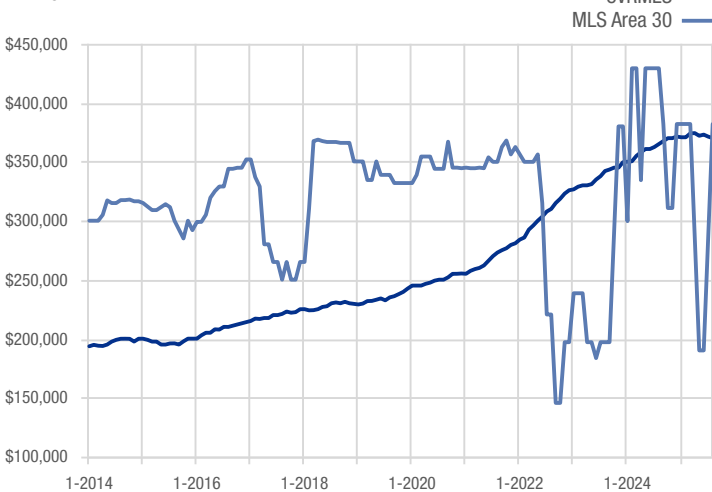
Condo/Town	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	4	1	- 75.0%	10	11	+ 10.0%
Pending Sales	2	0	- 100.0%	5	8	+ 60.0%
Closed Sales	0	1	—	2	8	+ 300.0%
Days on Market Until Sale	—	327	—	37	60	+ 62.2%
Median Sales Price*	—	\$449,950	—	\$362,250	\$316,975	- 12.5%
Average Sales Price*	—	\$449,950	—	\$362,250	\$334,113	- 7.8%
Percent of Original List Price Received*	—	95.8%	—	91.7%	94.4%	+ 2.9%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

* 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



Median Sales Price - Condo/Town



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.