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



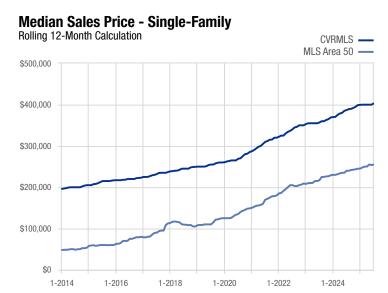
MLS Area 50

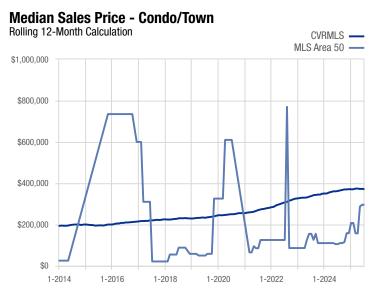
50-Richmond

Single Family	July			Year to Date			
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change	
New Listings	39	37	- 5.1%	292	264	- 9.6%	
Pending Sales	29	30	+ 3.4%	225	194	- 13.8%	
Closed Sales	39	28	- 28.2%	213	165	- 22.5%	
Days on Market Until Sale	14	17	+ 21.4%	21	27	+ 28.6%	
Median Sales Price*	\$258,000	\$258,975	+ 0.4%	\$242,500	\$254,975	+ 5.1%	
Average Sales Price*	\$254,046	\$273,381	+ 7.6%	\$250,788	\$260,922	+ 4.0%	
Percent of Original List Price Received*	100.3%	97.8%	- 2.5%	99.0%	99.1%	+ 0.1%	
Inventory of Homes for Sale	52	52	0.0%		_	_	
Months Supply of Inventory	1.7	2.0	+ 17.6%		_	_	

Condo/Town	July			Year to Date			
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change	
New Listings	1	4	+ 300.0%	4	42	+ 950.0%	
Pending Sales	0	6		0	28	_	
Closed Sales	0	4		1	16	+ 1,500.0%	
Days on Market Until Sale	_	3		0	23	_	
Median Sales Price*	_	\$296,478		\$158,000	\$295,683	+ 87.1%	
Average Sales Price*	_	\$264,038		\$158,000	\$280,165	+ 77.3%	
Percent of Original List Price Received*	_	100.8%		90.3%	99.8%	+ 10.5%	
Inventory of Homes for Sale	2	11	+ 450.0%		_	_	
Months Supply of Inventory	0.9	3.3	+ 266.7%		_	_	

^{*} 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.





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.