

Local Market Update – August 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

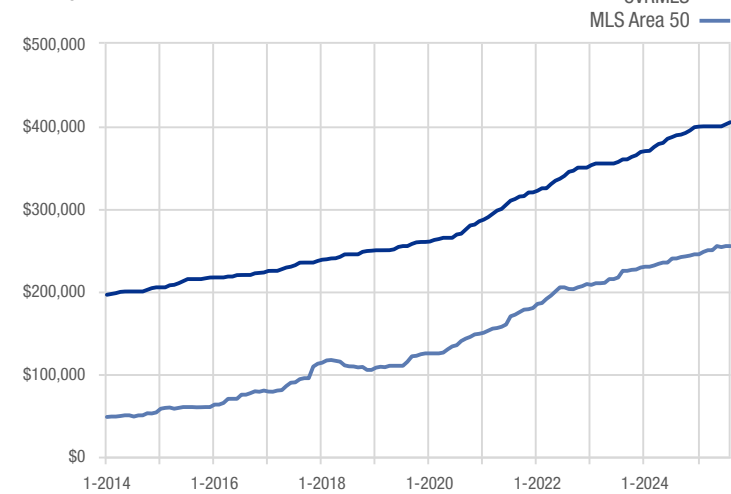
50-Richmond

Single Family	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	41	40	- 2.4%	333	304	- 8.7%
Pending Sales	25	23	- 8.0%	250	214	- 14.4%
Closed Sales	25	30	+ 20.0%	238	195	- 18.1%
Days on Market Until Sale	30	23	- 23.3%	22	26	+ 18.2%
Median Sales Price*	\$270,000	\$260,000	- 3.7%	\$245,000	\$256,950	+ 4.9%
Average Sales Price*	\$266,018	\$263,206	- 1.1%	\$252,388	\$261,275	+ 3.5%
Percent of Original List Price Received*	99.9%	98.8%	- 1.1%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	64	62	- 3.1%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

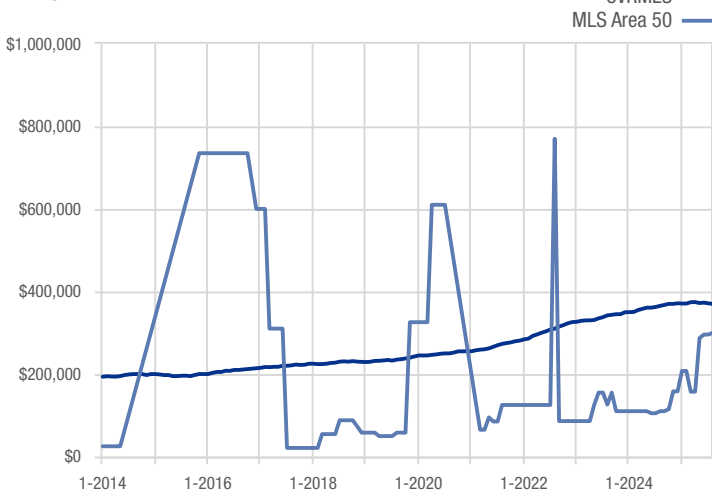
Condo/Town	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	6	7	+ 16.7%	10	49	+ 390.0%
Pending Sales	1	2	+ 100.0%	1	30	+ 2,900.0%
Closed Sales	0	5	—	1	21	+ 2,000.0%
Days on Market Until Sale	—	23	—	0	23	—
Median Sales Price*	—	\$300,790	—	\$158,000	\$299,835	+ 89.8%
Average Sales Price*	—	\$302,286	—	\$158,000	\$285,432	+ 80.7%
Percent of Original List Price Received*	—	103.3%	—	90.3%	100.6%	+ 11.4%
Inventory of Homes for Sale	6	16	+ 166.7%	—	—	—
Months Supply of Inventory	4.5	4.6	+ 2.2%	—	—	—

* 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.