## **Local Market Update – October 2025**A Research Tool Provided by Central Virginia Regional MLS.



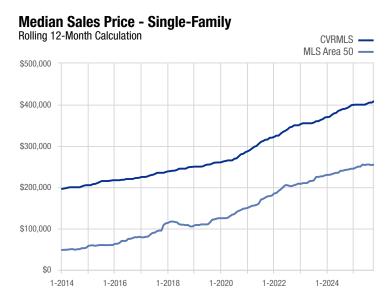
## MLS Area 50

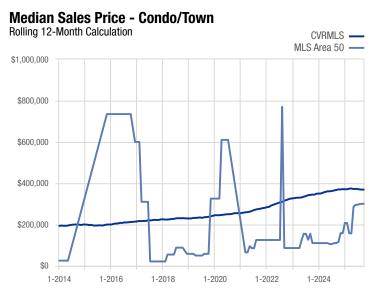
50-Richmond

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	31	44	+ 41.9%	399	396	- 0.8%	
Pending Sales	33	25	- 24.2%	301	261	- 13.3%	
Closed Sales	27	28	+ 3.7%	291	242	- 16.8%	
Days on Market Until Sale	28	19	- 32.1%	23	25	+ 8.7%	
Median Sales Price*	\$227,500	\$240,593	+ 5.8%	\$245,000	\$254,950	+ 4.1%	
Average Sales Price*	\$239,230	\$243,581	+ 1.8%	\$252,436	\$259,628	+ 2.8%	
Percent of Original List Price Received*	98.7%	99.8%	+ 1.1%	99.2%	99.0%	- 0.2%	
Inventory of Homes for Sale	60	72	+ 20.0%		_	_	
Months Supply of Inventory	2.1	2.9	+ 38.1%		_	_	

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	3	2	- 33.3%	15	56	+ 273.3%
Pending Sales	4	1	- 75.0%	7	32	+ 357.1%
Closed Sales	0	5		2	30	+ 1,400.0%
Days on Market Until Sale	_	16		20	19	- 5.0%
Median Sales Price*	_	\$307,290		\$136,500	\$301,108	+ 120.6%
Average Sales Price*	_	\$304,492	_	\$136,500	\$291,195	+ 113.3%
Percent of Original List Price Received*	_	99.2%		95.1%	100.3%	+ 5.5%
Inventory of Homes for Sale	5	13	+ 160.0%		_	_
Months Supply of Inventory	2.5	4.2	+ 68.0%		_	_

<sup>\*</sup> 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.