

# Local Market Update – August 2025

A Research Tool Provided by Central Virginia Regional MLS.



## Regional

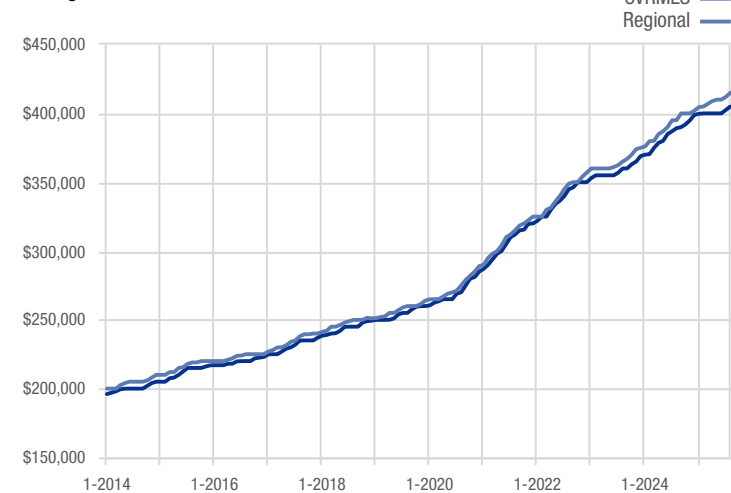
Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	1,458	1,364	- 6.4%	11,693	12,355	+ 5.7%
Pending Sales	1,121	1,134	+ 1.2%	9,379	9,581	+ 2.2%
Closed Sales	1,175	1,209	+ 2.9%	8,969	9,068	+ 1.1%
Days on Market Until Sale	22	23	+ 4.5%	24	26	+ 8.3%
Median Sales Price*	\$399,999	\$417,125	+ 4.3%	\$400,000	\$418,000	+ 4.5%
Average Sales Price*	\$477,107	\$485,624	+ 1.8%	\$469,486	\$487,482	+ 3.8%
Percent of Original List Price Received*	100.3%	99.3%	- 1.0%	101.0%	100.1%	- 0.9%
Inventory of Homes for Sale	2,155	2,211	+ 2.6%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

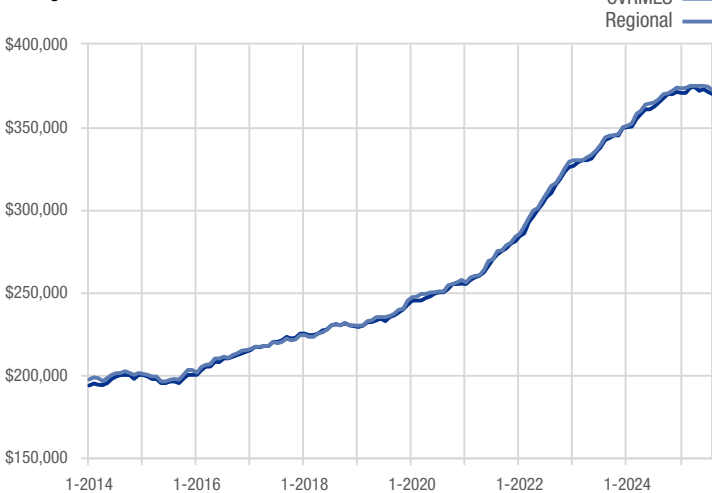
Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	327	337	+ 3.1%	2,407	2,813	+ 16.9%
Pending Sales	245	256	+ 4.5%	1,901	1,999	+ 5.2%
Closed Sales	246	276	+ 12.2%	1,806	1,912	+ 5.9%
Days on Market Until Sale	31	34	+ 9.7%	31	36	+ 16.1%
Median Sales Price*	\$373,468	\$365,000	- 2.3%	\$370,743	\$369,950	- 0.2%
Average Sales Price*	\$395,167	\$397,514	+ 0.6%	\$390,738	\$397,647	+ 1.8%
Percent of Original List Price Received*	99.6%	98.1%	- 1.5%	100.3%	98.8%	- 1.5%
Inventory of Homes for Sale	508	686	+ 35.0%	—	—	—
Months Supply of Inventory	2.3	2.9	+ 26.1%	—	—	—

\* 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.  
Current as of September 10, 2025. All data from Central Virginia Regional MLS. Report © 2025 ShowingTime Plus, LLC.