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

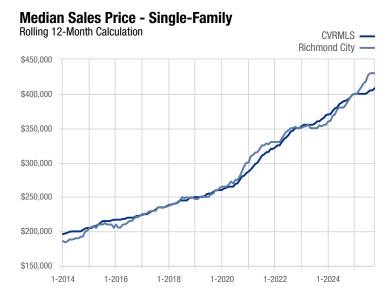


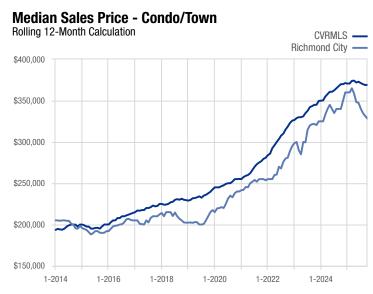
Richmond City

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	224	248	+ 10.7%	2,437	2,602	+ 6.8%	
Pending Sales	197	198	+ 0.5%	1,947	1,901	- 2.4%	
Closed Sales	193	197	+ 2.1%	1,867	1,808	- 3.2%	
Days on Market Until Sale	20	24	+ 20.0%	20	20	0.0%	
Median Sales Price*	\$415,000	\$428,000	+ 3.1%	\$394,500	\$430,000	+ 9.0%	
Average Sales Price*	\$534,375	\$528,652	- 1.1%	\$491,718	\$533,795	+ 8.6%	
Percent of Original List Price Received*	100.6%	98.0%	- 2.6%	101.4%	100.3%	- 1.1%	
Inventory of Homes for Sale	303	369	+ 21.8%		_	_	
Months Supply of Inventory	1.6	2.1	+ 31.3%		_	_	

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	53	48	- 9.4%	538	535	- 0.6%
Pending Sales	33	29	- 12.1%	345	356	+ 3.2%
Closed Sales	36	43	+ 19.4%	315	349	+ 10.8%
Days on Market Until Sale	37	39	+ 5.4%	29	39	+ 34.5%
Median Sales Price*	\$334,000	\$312,013	- 6.6%	\$345,000	\$315,000	- 8.7%
Average Sales Price*	\$401,989	\$379,401	- 5.6%	\$390,561	\$381,513	- 2.3%
Percent of Original List Price Received*	97.5%	96.9%	- 0.6%	99.0%	98.1%	- 0.9%
Inventory of Homes for Sale	128	122	- 4.7%		_	_
Months Supply of Inventory	3.8	3.6	- 5.3%		_	_

^{*} 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.