

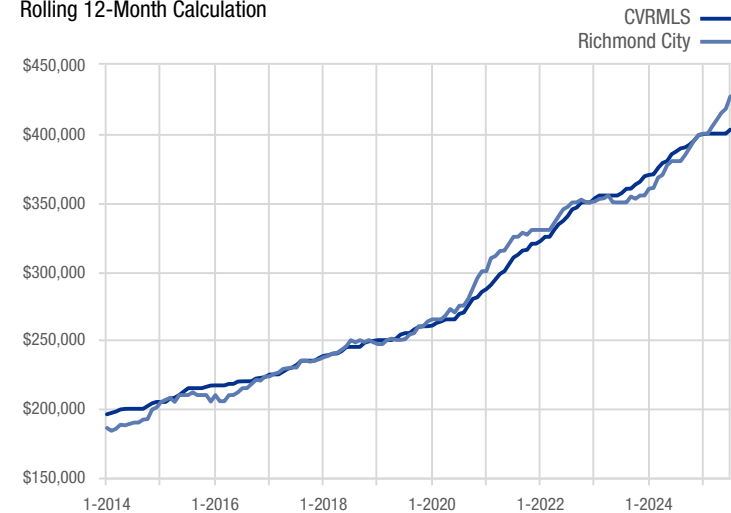
Richmond City

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	222	245	+ 10.4%	1,711	1,808	+ 5.7%
Pending Sales	144	185	+ 28.5%	1,395	1,374	- 1.5%
Closed Sales	220	196	- 10.9%	1,355	1,279	- 5.6%
Days on Market Until Sale	15	18	+ 20.0%	20	20	0.0%
Median Sales Price*	\$385,000	\$466,000	+ 21.0%	\$392,000	\$433,000	+ 10.5%
Average Sales Price*	\$466,089	\$565,229	+ 21.3%	\$479,477	\$538,977	+ 12.4%
Percent of Original List Price Received*	102.6%	99.1%	- 3.4%	101.8%	100.9%	- 0.9%
Inventory of Homes for Sale	286	310	+ 8.4%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

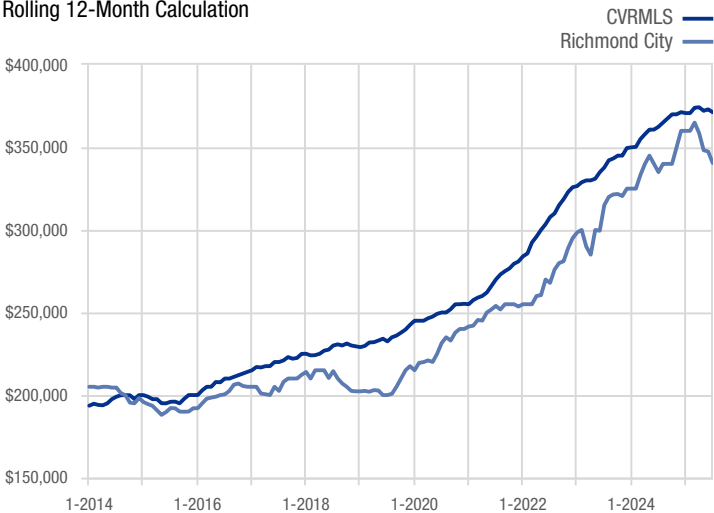
Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	60	40	- 33.3%	359	388	+ 8.1%
Pending Sales	35	40	+ 14.3%	236	270	+ 14.4%
Closed Sales	38	39	+ 2.6%	211	247	+ 17.1%
Days on Market Until Sale	27	52	+ 92.6%	27	39	+ 44.4%
Median Sales Price*	\$359,300	\$333,777	- 7.1%	\$345,000	\$322,000	- 6.7%
Average Sales Price*	\$422,555	\$363,177	- 14.1%	\$380,049	\$382,308	+ 0.6%
Percent of Original List Price Received*	98.6%	98.8%	+ 0.2%	99.0%	98.5%	- 0.5%
Inventory of Homes for Sale	110	100	- 9.1%	—	—	—
Months Supply of Inventory	3.5	2.8	- 20.0%	—	—	—

* 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
Rolling 12-Month Calculation



Median Sales Price - Condo/Town
Rolling 12-Month Calculation



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.