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

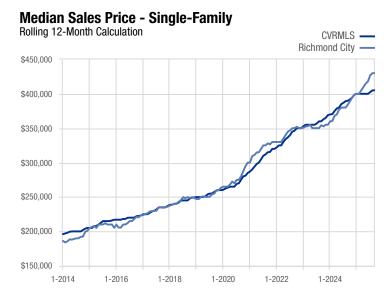


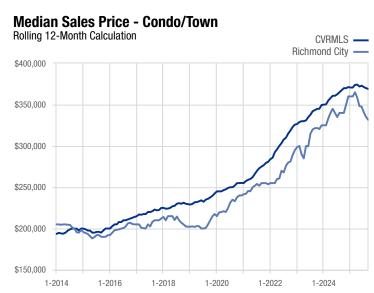
Richmond City

Single Family	September			Year to Date			
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change	
New Listings	256	295	+ 15.2%	2,214	2,339	+ 5.6%	
Pending Sales	170	213	+ 25.3%	1,750	1,709	- 2.3%	
Closed Sales	167	138	- 17.4%	1,674	1,611	- 3.8%	
Days on Market Until Sale	22	25	+ 13.6%	20	20	0.0%	
Median Sales Price*	\$395,000	\$408,000	+ 3.3%	\$390,000	\$430,000	+ 10.3%	
Average Sales Price*	\$465,050	\$499,872	+ 7.5%	\$486,797	\$534,425	+ 9.8%	
Percent of Original List Price Received*	99.3%	98.7%	- 0.6%	101.5%	100.6%	- 0.9%	
Inventory of Homes for Sale	326	371	+ 13.8%		_	_	
Months Supply of Inventory	1.8	2.1	+ 16.7%		_	_	

Condo/Town	September			Year to Date			
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change	
New Listings	62	56	- 9.7%	485	488	+ 0.6%	
Pending Sales	38	34	- 10.5%	312	328	+ 5.1%	
Closed Sales	26	26	0.0%	279	306	+ 9.7%	
Days on Market Until Sale	38	32	- 15.8%	27	39	+ 44.4%	
Median Sales Price*	\$371,000	\$309,445	- 16.6%	\$346,000	\$315,000	- 9.0%	
Average Sales Price*	\$394,278	\$316,312	- 19.8%	\$389,086	\$381,810	- 1.9%	
Percent of Original List Price Received*	99.2%	97.2%	- 2.0%	99.2%	98.3%	- 0.9%	
Inventory of Homes for Sale	121	113	- 6.6%		_	_	
Months Supply of Inventory	3.7	3.3	- 10.8%		_	_	

^{*} 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.