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

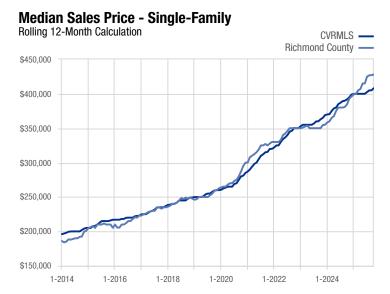


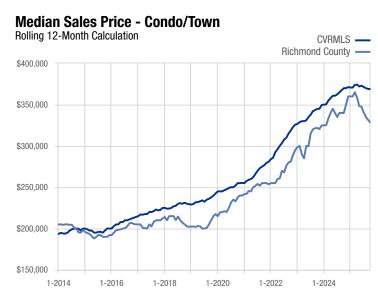
## **Richmond County**

| Single Family                            | October   |           |          | Year to Date |              |          |  |
|--|-----------|-----------|----------|--------------|--------------|----------|--|
| Key Metrics                              | 2024      | 2025      | % Change | Thru 10-2024 | Thru 10-2025 | % Change |  |
| New Listings                             | 224       | 255       | + 13.8%  | 2,481        | 2,660        | + 7.2%   |  |
| Pending Sales                            | 199       | 199       | 0.0%     | 1,972        | 1,927        | - 2.3%   |  |
| Closed Sales                             | 196       | 202       | + 3.1%   | 1,893        | 1,842        | - 2.7%   |  |
| Days on Market Until Sale                | 20        | 25        | + 25.0%  | 21           | 21           | 0.0%     |  |
| Median Sales Price*                      | \$409,500 | \$425,308 | + 3.9%   | \$390,950    | \$429,000    | + 9.7%   |  |
| Average Sales Price*                     | \$528,552 | \$522,547 | - 1.1%   | \$489,792    | \$529,552    | + 8.1%   |  |
| Percent of Original List Price Received* | 100.5%    | 97.7%     | - 2.8%   | 101.3%       | 100.2%       | - 1.1%   |  |
| Inventory of Homes for Sale              | 314       | 387       | + 23.2%  |              | _            | _        |  |
| Months Supply of Inventory               | 1.7       | 2.1       | + 23.5%  |              | _            | _        |  |

| 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%   |              | _            | _        |  |

<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.