

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



Richmond County

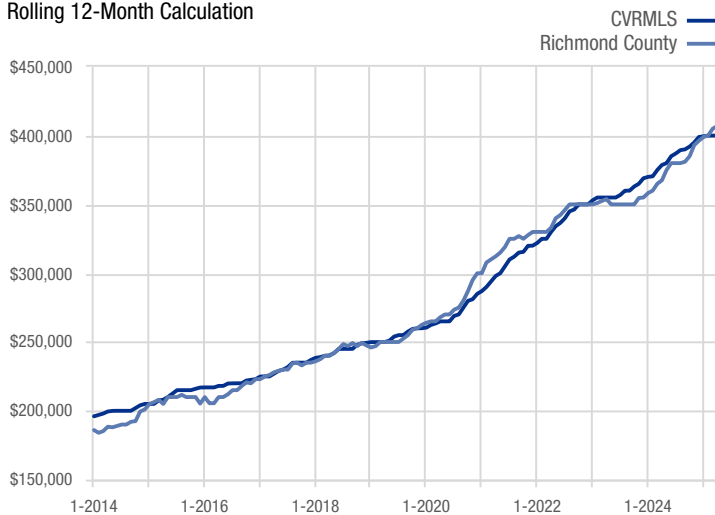
| Single Family | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 4-2024 | Thru 4-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 290 | 312 | + 7.6% | 991 | 1,026 | + 3.5% |
| Pending Sales | 255 | 239 | - 6.3% | 832 | 787 | - 5.4% |
| Closed Sales | 220 | 199 | - 9.5% | 676 | 646 | - 4.4% |
| Days on Market Until Sale | 18 | 15 | - 16.7% | 22 | 23 | + 4.5% |
| Median Sales Price* | \$375,000 | \$419,900 | + 12.0% | \$355,500 | \$404,500 | + 13.8% |
| Average Sales Price* | \$500,701 | \$543,995 | + 8.6% | \$434,677 | \$494,009 | + 13.6% |
| Percent of Original List Price Received* | 102.1% | 102.9% | + 0.8% | 100.7% | 100.9% | + 0.2% |
| Inventory of Homes for Sale | 244 | 299 | + 22.5% | — | — | — |
| Months Supply of Inventory | 1.3 | 1.6 | + 23.1% | — | — | — |

| Condo/Town | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 4-2024 | Thru 4-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 60 | 80 | + 33.3% | 196 | 240 | + 22.4% |
| Pending Sales | 31 | 52 | + 67.7% | 123 | 162 | + 31.7% |
| Closed Sales | 29 | 46 | + 58.6% | 100 | 127 | + 27.0% |
| Days on Market Until Sale | 20 | 38 | + 90.0% | 28 | 37 | + 32.1% |
| Median Sales Price* | \$367,000 | \$321,750 | - 12.3% | \$332,500 | \$321,000 | - 3.5% |
| Average Sales Price* | \$446,031 | \$374,567 | - 16.0% | \$359,457 | \$378,442 | + 5.3% |
| Percent of Original List Price Received* | 103.1% | 98.1% | - 4.8% | 100.0% | 97.6% | - 2.4% |
| Inventory of Homes for Sale | 91 | 101 | + 11.0% | — | — | — |
| Months Supply of Inventory | 3.1 | 2.8 | - 9.7% | — | — | — |

* 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.

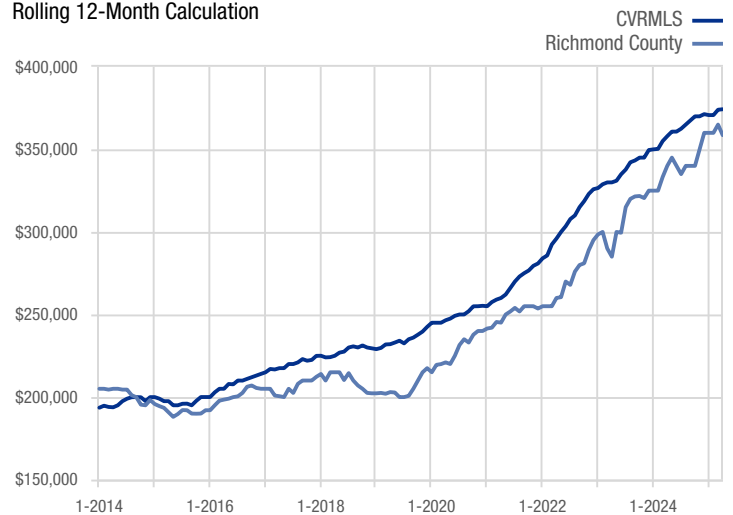
Median Sales Price - Single-Family

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.