

Richmond Metro

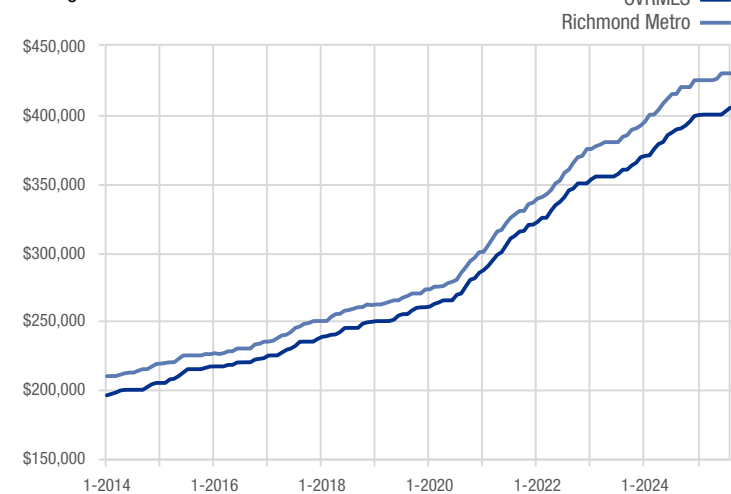
Chesterfield, Hanover, Henrico, and Richmond City

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	1,083	1,009	- 6.8%	8,859	9,372	+ 5.8%
Pending Sales	858	839	- 2.2%	7,215	7,339	+ 1.7%
Closed Sales	891	929	+ 4.3%	6,884	7,004	+ 1.7%
Days on Market Until Sale	21	21	0.0%	22	24	+ 9.1%
Median Sales Price*	\$420,000	\$433,250	+ 3.2%	\$422,500	\$435,000	+ 3.0%
Average Sales Price*	\$507,248	\$502,259	- 1.0%	\$492,065	\$509,037	+ 3.4%
Percent of Original List Price Received*	100.9%	99.6%	- 1.3%	101.5%	100.5%	- 1.0%
Inventory of Homes for Sale	1,527	1,541	+ 0.9%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

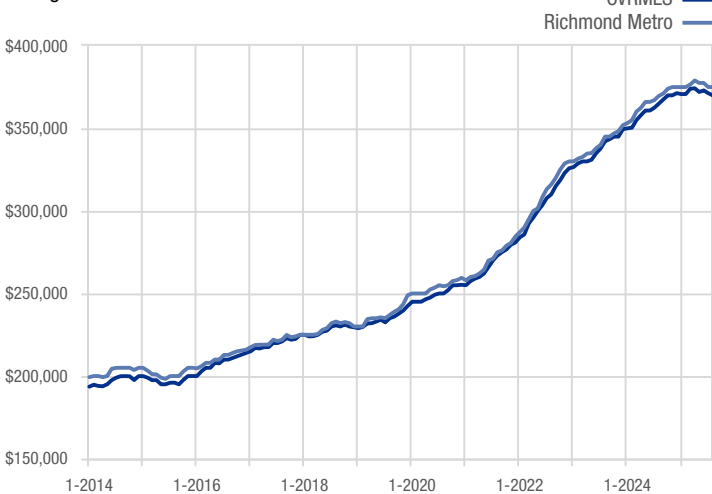
Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	308	319	+ 3.6%	2,282	2,669	+ 17.0%
Pending Sales	230	241	+ 4.8%	1,797	1,897	+ 5.6%
Closed Sales	233	258	+ 10.7%	1,713	1,810	+ 5.7%
Days on Market Until Sale	29	33	+ 13.8%	31	36	+ 16.1%
Median Sales Price*	\$372,255	\$365,000	- 1.9%	\$373,390	\$370,000	- 0.9%
Average Sales Price*	\$392,831	\$395,225	+ 0.6%	\$389,955	\$397,386	+ 1.9%
Percent of Original List Price Received*	99.5%	98.0%	- 1.5%	100.2%	98.8%	- 1.4%
Inventory of Homes for Sale	479	638	+ 33.2%	—	—	—
Months Supply of Inventory	2.3	2.9	+ 26.1%	—	—	—

* 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



Median Sales Price - Condo/Town



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.