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



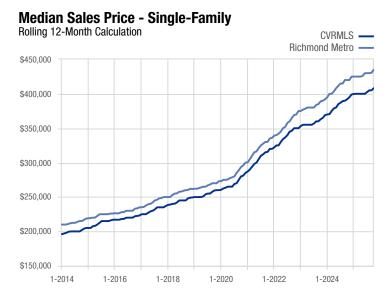
## **Richmond Metro**

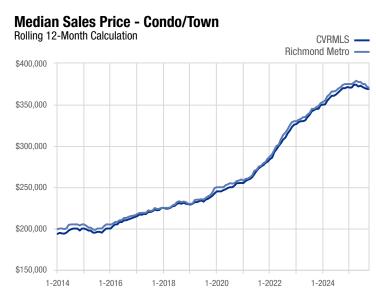
Chesterfield, Hanover, Henrico, and Richmond City

Single Family		October			Year to Date	
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	1,141	1,123	- 1.6%	11,101	11,793	+ 6.2%
Pending Sales	900	973	+ 8.1%	8,977	9,184	+ 2.3%
Closed Sales	915	954	+ 4.3%	8,622	8,771	+ 1.7%
Days on Market Until Sale	26	25	- 3.8%	23	24	+ 4.3%
Median Sales Price*	\$417,000	\$435,000	+ 4.3%	\$422,000	\$435,000	+ 3.1%
Average Sales Price*	\$492,200	\$516,526	+ 4.9%	\$491,241	\$508,661	+ 3.5%
Percent of Original List Price Received*	100.1%	98.8%	- 1.3%	101.2%	100.2%	- 1.0%
Inventory of Homes for Sale	1,578	1,598	+ 1.3%		_	_
Months Supply of Inventory	1.9	1.8	- 5.3%		_	_

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	328	329	+ 0.3%	2,919	3,344	+ 14.6%
Pending Sales	198	227	+ 14.6%	2,225	2,322	+ 4.4%
Closed Sales	234	243	+ 3.8%	2,142	2,272	+ 6.1%
Days on Market Until Sale	37	38	+ 2.7%	32	36	+ 12.5%
Median Sales Price*	\$384,800	\$370,690	- 3.7%	\$375,000	\$369,990	- 1.3%
Average Sales Price*	\$398,930	\$393,783	- 1.3%	\$392,402	\$395,525	+ 0.8%
Percent of Original List Price Received*	99.7%	98.1%	- 1.6%	100.2%	98.6%	- 1.6%
Inventory of Homes for Sale	562	699	+ 24.4%		_	_
Months Supply of Inventory	2.6	3.1	+ 19.2%		_	_

<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.