

Richmond city, VA

County · VA · Virginia

SELLER'S MARKET

\$418K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

3,423

SALES (12 MO)

\$256K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

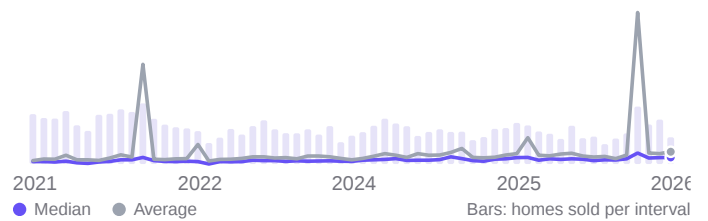
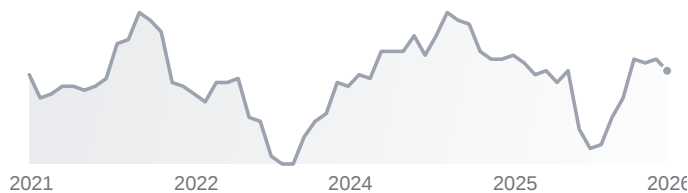
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$425K · Average \$578K

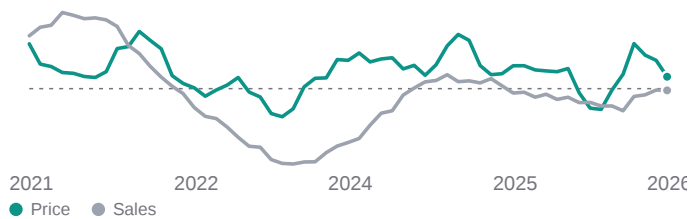


Growth (year over year)

Price +4.8% · Sales -0.7%

Price per square foot

\$283/ft²

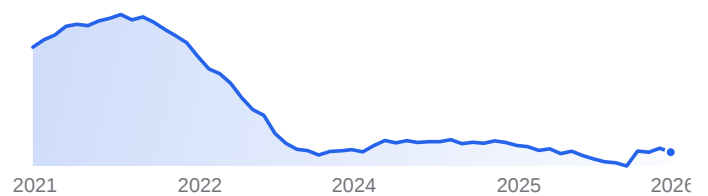
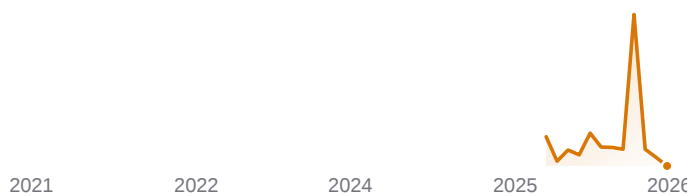


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

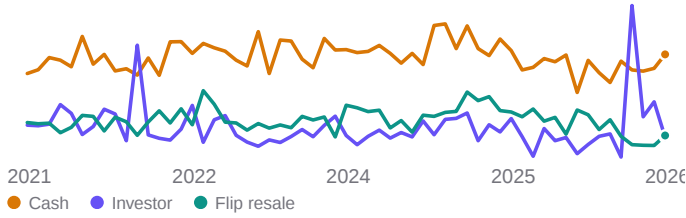
5.5%



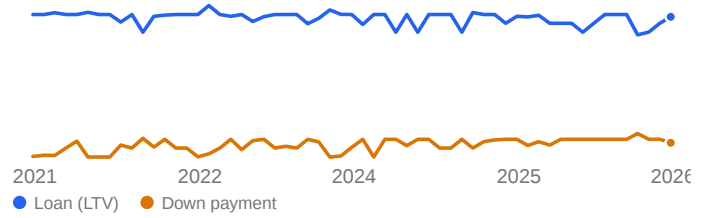
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 7.3% · Flip resale 7.7%

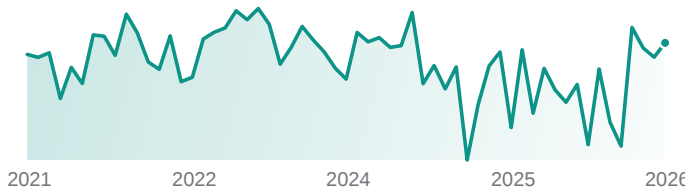


Financing (share of purchase price) Loan (LTV) 89% · Down payment 18%



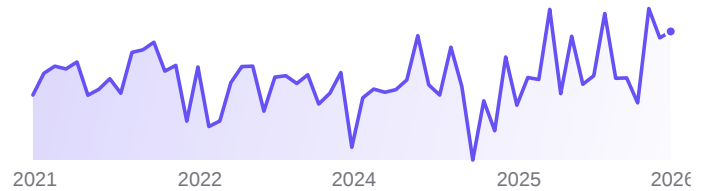
Sellers who sold at a gain

95%



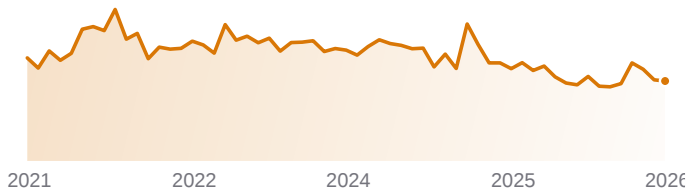
Typical hold before selling

5.3 yrs



Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 17 · Auction stage 17



HOUSING STOCK

Homes	61,951
Median value (AVM)	\$256K
Median size	1,532 ft²
Median bedrooms	3
Median year built	1948
Single family	86%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	6.8%
Owner occupied	70%
Company owned	17%
Median loan-to-value	60%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	234,475
Density	3,913 / mi²
Median household income	\$61K
Average household income	\$91K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	64
Homes occupied	92%
Bachelor's or higher	28%
Poverty rate	16.9%
Unemployment	1.0%
Average temp	58°F
Annual precip	44 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.