

# Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 10

10-Richmond

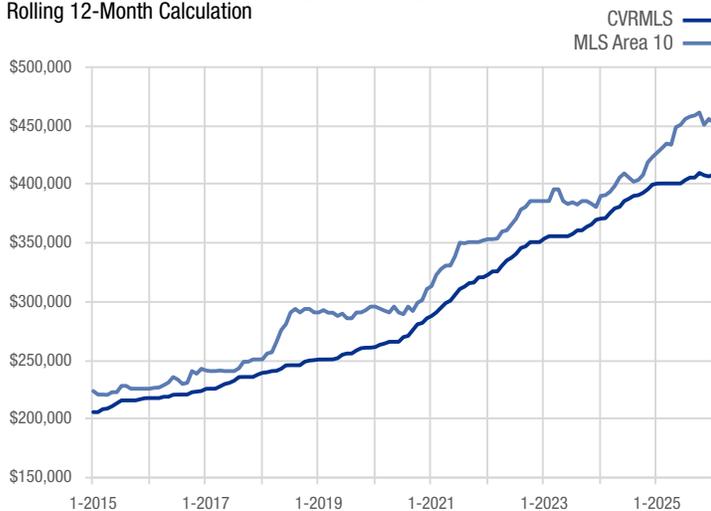
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	76	<b>67</b>	- 11.8%	76	<b>67</b>	- 11.8%
Pending Sales	62	<b>61</b>	- 1.6%	62	<b>61</b>	- 1.6%
Closed Sales	36	<b>40</b>	+ 11.1%	36	<b>40</b>	+ 11.1%
Days on Market Until Sale	40	<b>43</b>	+ 7.5%	40	<b>43</b>	+ 7.5%
Median Sales Price*	\$442,500	<b>\$365,000</b>	- 17.5%	\$442,500	<b>\$365,000</b>	- 17.5%
Average Sales Price*	\$566,116	<b>\$476,010</b>	- 15.9%	\$566,116	<b>\$476,010</b>	- 15.9%
Percent of Original List Price Received*	98.1%	<b>96.6%</b>	- 1.5%	98.1%	<b>96.6%</b>	- 1.5%
Inventory of Homes for Sale	79	<b>79</b>	0.0%	—	—	—
Months Supply of Inventory	1.4	<b>1.4</b>	0.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	25	<b>28</b>	+ 12.0%	25	<b>28</b>	+ 12.0%
Pending Sales	8	<b>25</b>	+ 212.5%	8	<b>25</b>	+ 212.5%
Closed Sales	10	<b>5</b>	- 50.0%	10	<b>5</b>	- 50.0%
Days on Market Until Sale	62	<b>31</b>	- 50.0%	62	<b>31</b>	- 50.0%
Median Sales Price*	\$349,500	<b>\$359,950</b>	+ 3.0%	\$349,500	<b>\$359,950</b>	+ 3.0%
Average Sales Price*	\$439,198	<b>\$372,350</b>	- 15.2%	\$439,198	<b>\$372,350</b>	- 15.2%
Percent of Original List Price Received*	96.0%	<b>96.0%</b>	0.0%	96.0%	<b>96.0%</b>	0.0%
Inventory of Homes for Sale	45	<b>46</b>	+ 2.2%	—	—	—
Months Supply of Inventory	2.4	<b>2.5</b>	+ 4.2%	—	—	—

\* 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.

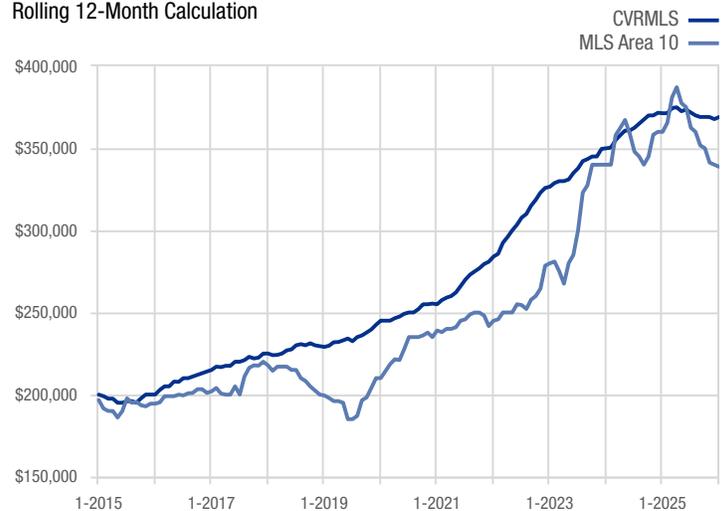
### Median Sales Price - Single-Family

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.