

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 20

20-Richmond

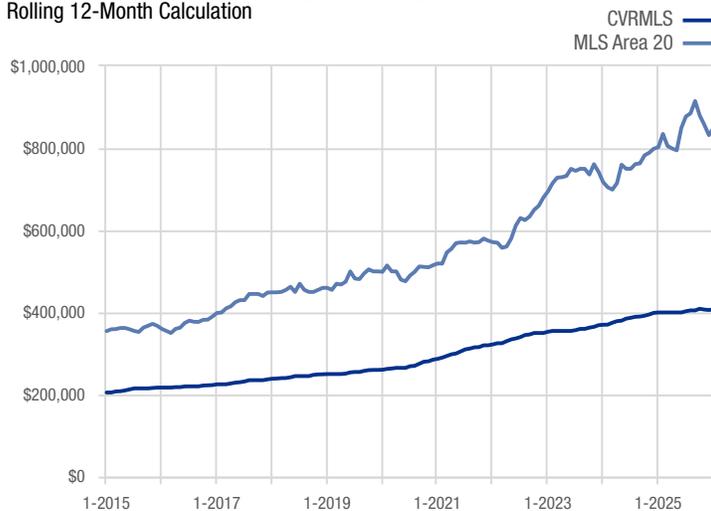
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	17	15	- 11.8%	17	15	- 11.8%
Pending Sales	10	13	+ 30.0%	10	13	+ 30.0%
Closed Sales	10	9	- 10.0%	10	9	- 10.0%
Days on Market Until Sale	23	38	+ 65.2%	23	38	+ 65.2%
Median Sales Price*	\$714,578	\$1,195,000	+ 67.2%	\$714,578	\$1,195,000	+ 67.2%
Average Sales Price*	\$1,153,916	\$1,177,500	+ 2.0%	\$1,153,916	\$1,177,500	+ 2.0%
Percent of Original List Price Received*	101.3%	99.3%	- 2.0%	101.3%	99.3%	- 2.0%
Inventory of Homes for Sale	13	16	+ 23.1%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	1	3	+ 200.0%	1	3	+ 200.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	1	5	+ 400.0%	1	5	+ 400.0%
Days on Market Until Sale	56	98	+ 75.0%	56	98	+ 75.0%
Median Sales Price*	\$718,000	\$545,000	- 24.1%	\$718,000	\$545,000	- 24.1%
Average Sales Price*	\$718,000	\$500,600	- 30.3%	\$718,000	\$500,600	- 30.3%
Percent of Original List Price Received*	96.4%	93.5%	- 3.0%	96.4%	93.5%	- 3.0%
Inventory of Homes for Sale	13	3	- 76.9%	—	—	—
Months Supply of Inventory	3.9	1.0	- 74.4%	—	—	—

* 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.

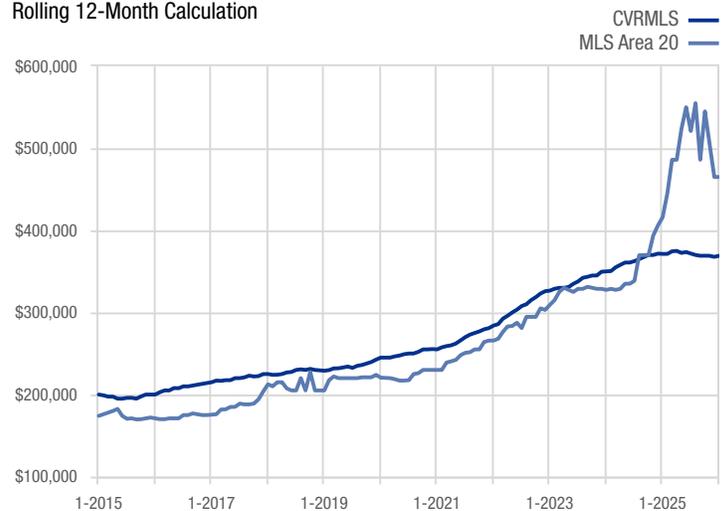
Median Sales Price - Single-Family

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.