

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

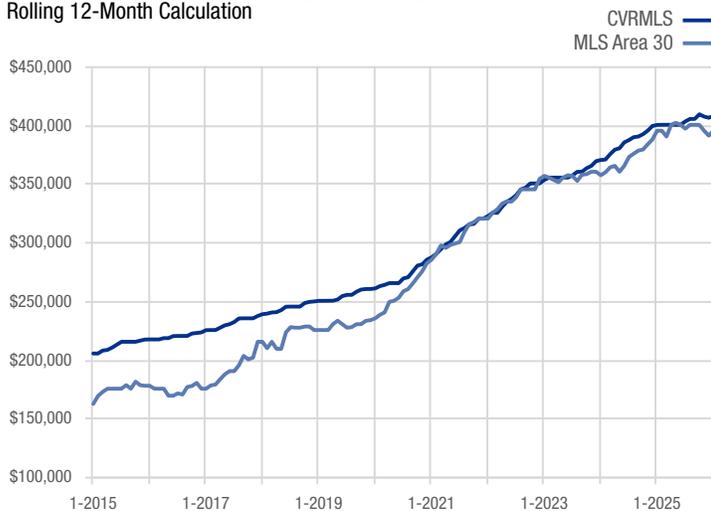
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	40	43	+ 7.5%	40	43	+ 7.5%
Pending Sales	21	40	+ 90.5%	21	40	+ 90.5%
Closed Sales	27	19	- 29.6%	27	19	- 29.6%
Days on Market Until Sale	26	38	+ 46.2%	26	38	+ 46.2%
Median Sales Price*	\$348,000	\$340,000	- 2.3%	\$348,000	\$340,000	- 2.3%
Average Sales Price*	\$321,646	\$382,679	+ 19.0%	\$321,646	\$382,679	+ 19.0%
Percent of Original List Price Received*	96.9%	96.1%	- 0.8%	96.9%	96.1%	- 0.8%
Inventory of Homes for Sale	52	47	- 9.6%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	4	2	- 50.0%	4	2	- 50.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	64	—	—	64	—
Median Sales Price*	—	\$403,038	—	—	\$403,038	—
Average Sales Price*	—	\$403,038	—	—	\$403,038	—
Percent of Original List Price Received*	—	96.0%	—	—	96.0%	—
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	4.0	1.8	- 55.0%	—	—	—

* 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.

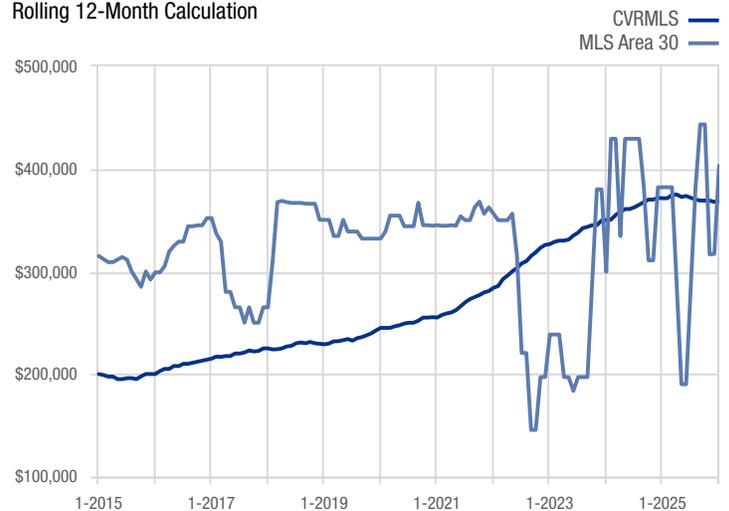
Median Sales Price - Single-Family

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.