

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

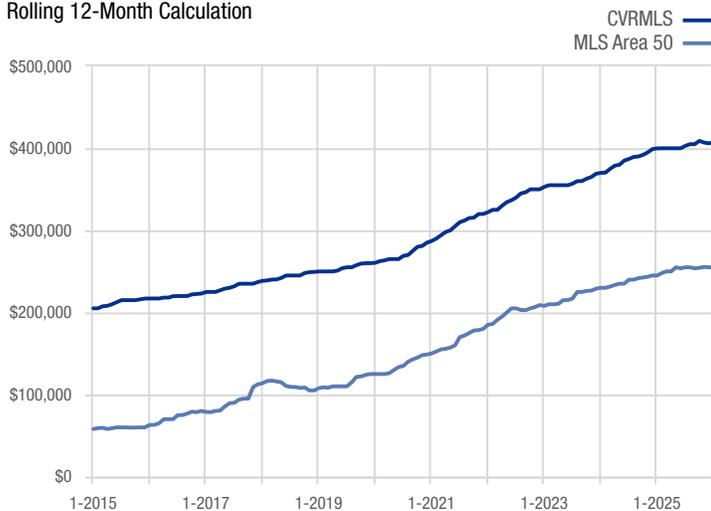
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	43	37	- 14.0%	43	37	- 14.0%
Pending Sales	23	21	- 8.7%	23	21	- 8.7%
Closed Sales	11	20	+ 81.8%	11	20	+ 81.8%
Days on Market Until Sale	24	31	+ 29.2%	24	31	+ 29.2%
Median Sales Price*	\$230,000	\$272,887	+ 18.6%	\$230,000	\$272,887	+ 18.6%
Average Sales Price*	\$227,555	\$301,904	+ 32.7%	\$227,555	\$301,904	+ 32.7%
Percent of Original List Price Received*	112.0%	96.9%	- 13.5%	112.0%	96.9%	- 13.5%
Inventory of Homes for Sale	66	52	- 21.2%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	2	4	+ 100.0%
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	65	—	—	65	—
Median Sales Price*	—	\$299,105	—	—	\$299,105	—
Average Sales Price*	—	\$299,105	—	—	\$299,105	—
Percent of Original List Price Received*	—	95.2%	—	—	95.2%	—
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

* 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.

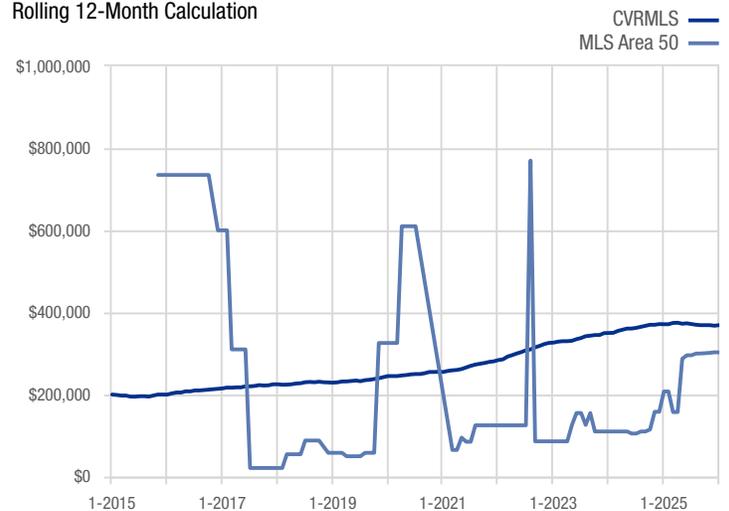
Median Sales Price - Single-Family

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.