

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

60-Richmond

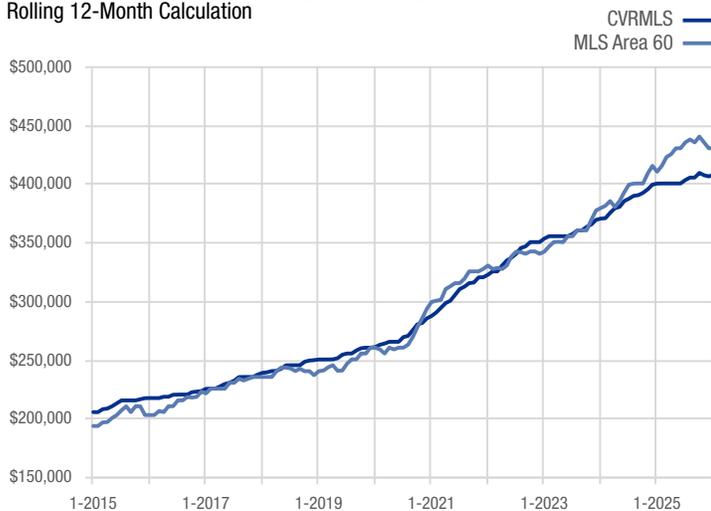
| Single Family | January | | | Year to Date | | |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 1-2025 | Thru 1-2026 | % Change |
| New Listings | 48 | 42 | - 12.5% | 48 | 42 | - 12.5% |
| Pending Sales | 31 | 29 | - 6.5% | 31 | 29 | - 6.5% |
| Closed Sales | 26 | 31 | + 19.2% | 26 | 31 | + 19.2% |
| Days on Market Until Sale | 22 | 36 | + 63.6% | 22 | 36 | + 63.6% |
| Median Sales Price* | \$350,000 | \$335,000 | - 4.3% | \$350,000 | \$335,000 | - 4.3% |
| Average Sales Price* | \$456,092 | \$376,206 | - 17.5% | \$456,092 | \$376,206 | - 17.5% |
| Percent of Original List Price Received* | 100.5% | 95.5% | - 5.0% | 100.5% | 95.5% | - 5.0% |
| Inventory of Homes for Sale | 55 | 41 | - 25.5% | — | — | — |
| Months Supply of Inventory | 1.2 | 0.9 | - 25.0% | — | — | — |

| Condo/Town | January | | | Year to Date | | |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 1-2025 | Thru 1-2026 | % Change |
| New Listings | 13 | 17 | + 30.8% | 13 | 17 | + 30.8% |
| Pending Sales | 5 | 10 | + 100.0% | 5 | 10 | + 100.0% |
| Closed Sales | 5 | 9 | + 80.0% | 5 | 9 | + 80.0% |
| Days on Market Until Sale | 25 | 58 | + 132.0% | 25 | 58 | + 132.0% |
| Median Sales Price* | \$274,990 | \$342,000 | + 24.4% | \$274,990 | \$342,000 | + 24.4% |
| Average Sales Price* | \$271,042 | \$455,427 | + 68.0% | \$271,042 | \$455,427 | + 68.0% |
| Percent of Original List Price Received* | 94.4% | 96.9% | + 2.6% | 94.4% | 96.9% | + 2.6% |
| Inventory of Homes for Sale | 35 | 25 | - 28.6% | — | — | — |
| Months Supply of Inventory | 4.0 | 2.7 | - 32.5% | — | — | — |

* 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.

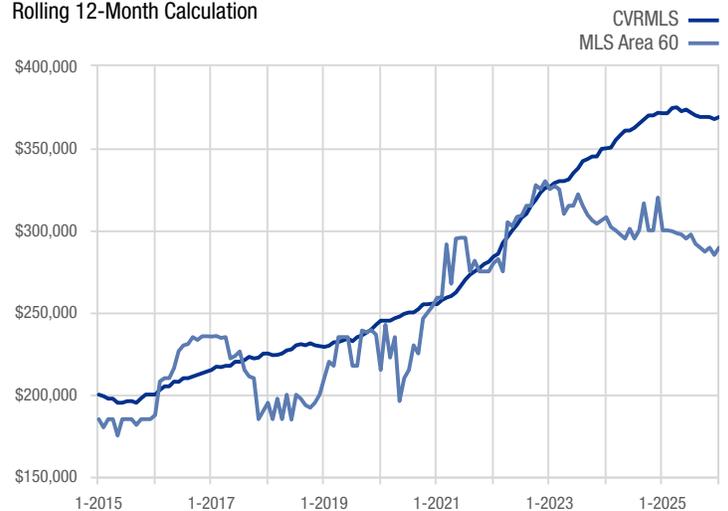
Median Sales Price - Single-Family

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.