

# Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

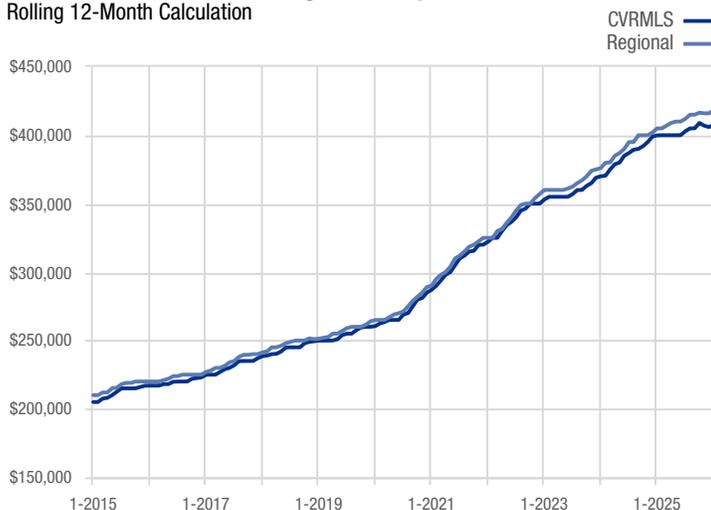
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	1,204	<b>1,154</b>	- 4.2%	1,204	<b>1,154</b>	- 4.2%
Pending Sales	828	<b>1,057</b>	+ 27.7%	828	<b>1,057</b>	+ 27.7%
Closed Sales	747	<b>746</b>	- 0.1%	747	<b>746</b>	- 0.1%
Days on Market Until Sale	33	<b>37</b>	+ 12.1%	33	<b>37</b>	+ 12.1%
Median Sales Price*	\$390,000	<b>\$395,000</b>	+ 1.3%	\$390,000	<b>\$395,000</b>	+ 1.3%
Average Sales Price*	\$452,907	<b>\$473,364</b>	+ 4.5%	\$452,907	<b>\$473,364</b>	+ 4.5%
Percent of Original List Price Received*	99.0%	<b>97.6%</b>	- 1.4%	99.0%	<b>97.6%</b>	- 1.4%
Inventory of Homes for Sale	1,814	<b>1,532</b>	- 15.5%	—	—	—
Months Supply of Inventory	1.6	<b>1.3</b>	- 18.8%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	292	<b>325</b>	+ 11.3%	292	<b>325</b>	+ 11.3%
Pending Sales	197	<b>222</b>	+ 12.7%	197	<b>222</b>	+ 12.7%
Closed Sales	146	<b>167</b>	+ 14.4%	146	<b>167</b>	+ 14.4%
Days on Market Until Sale	41	<b>49</b>	+ 19.5%	41	<b>49</b>	+ 19.5%
Median Sales Price*	\$346,085	<b>\$372,500</b>	+ 7.6%	\$346,085	<b>\$372,500</b>	+ 7.6%
Average Sales Price*	\$374,003	<b>\$398,036</b>	+ 6.4%	\$374,003	<b>\$398,036</b>	+ 6.4%
Percent of Original List Price Received*	97.4%	<b>97.0%</b>	- 0.4%	97.4%	<b>97.0%</b>	- 0.4%
Inventory of Homes for Sale	591	<b>606</b>	+ 2.5%	—	—	—
Months Supply of Inventory	2.6	<b>2.6</b>	0.0%	—	—	—

\* 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.

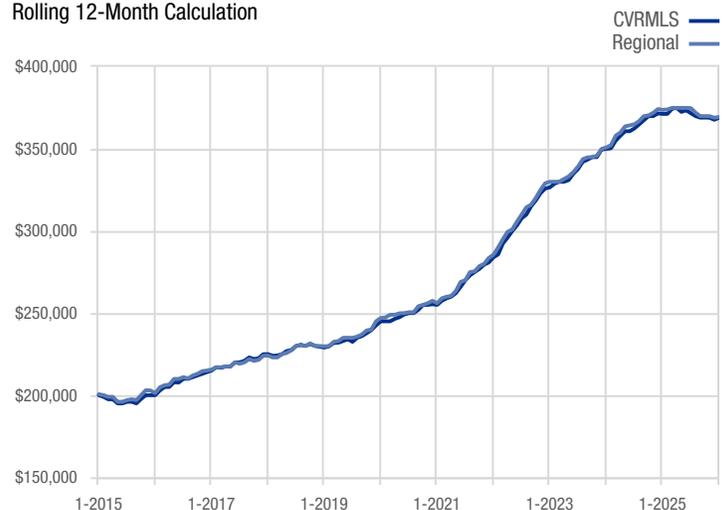
### Median Sales Price - Single-Family

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.

Current as of February 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.