Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

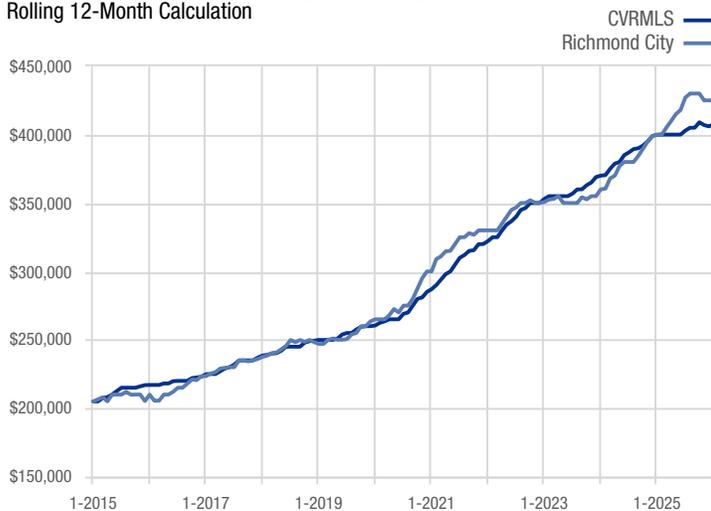## Richmond City

Single Family	January			Year to Date		
Key Metrics	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	224	204	- 8.9%	224	204	- 8.9%
Pending Sales	147	164	+ 11.6%	147	164	+ 11.6%
Closed Sales	110	119	+ 8.2%	110	119	+ 8.2%
Days on Market Until Sale	29	38	+ 31.0%	29	38	+ 31.0%
Median Sales Price*	$367,000	$359,900	- 1.9%	$367,000	$359,900	- 1.9%
Average Sales Price*	$499,684	$458,901	- 8.2%	$499,684	$458,901	- 8.2%
Percent of Original List Price Received*	100.1%	96.5%	- 3.6%	100.1%	96.5%	- 3.6%
Inventory of Homes for Sale	265	235	- 11.3%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	45	54	+ 20.0%	45	54	+ 20.0%
Pending Sales	18	42	+ 133.3%	18	42	+ 133.3%
Closed Sales	16	22	+ 37.5%	16	22	+ 37.5%
Days on Market Until Sale	50	62	+ 24.0%	50	62	+ 24.0%
Median Sales Price*	$302,550	$400,000	+ 32.2%	$302,550	$400,000	+ 32.2%
Average Sales Price*	$404,074	$437,925	+ 8.4%	$404,074	$437,925	+ 8.4%
Percent of Original List Price Received*	95.5%	95.7%	+ 0.2%	95.5%	95.7%	+ 0.2%
Inventory of Homes for Sale	105	84	- 20.0%	—	—	—
Months Supply of Inventory	3.3	2.4	- 27.3%	—	—	—

* 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.
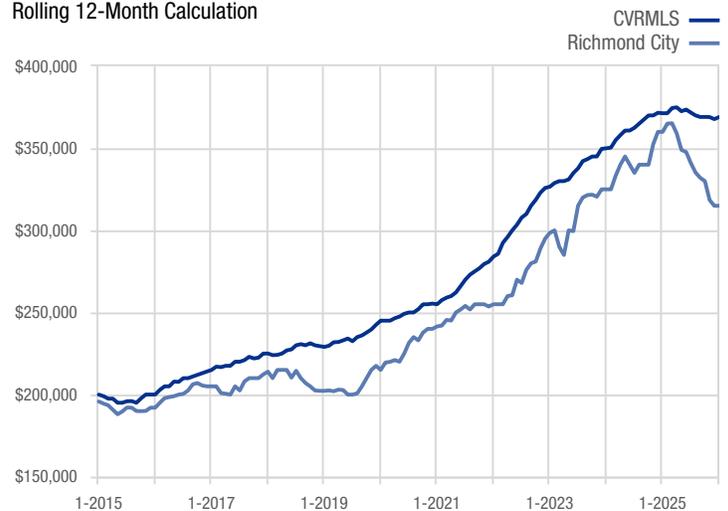
Median Sales Price - Single-Family
Rolling 12-Month Calculation

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.