

# Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Richmond County

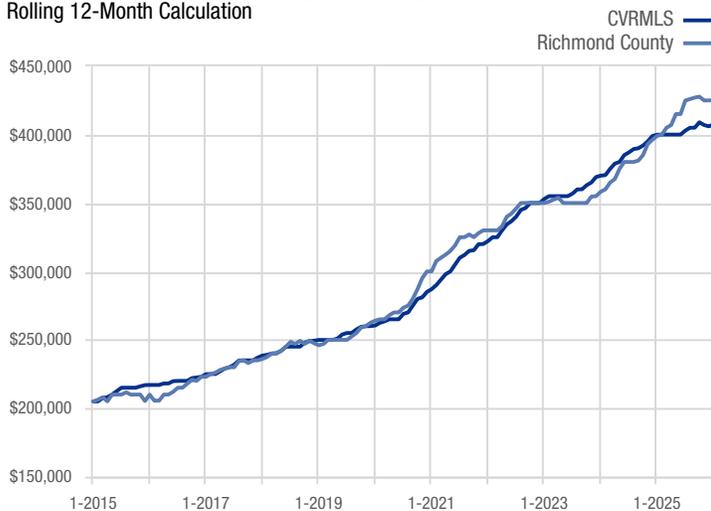
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	228	<b>209</b>	- 8.3%	228	<b>209</b>	- 8.3%
Pending Sales	149	<b>166</b>	+ 11.4%	149	<b>166</b>	+ 11.4%
Closed Sales	116	<b>120</b>	+ 3.4%	116	<b>120</b>	+ 3.4%
Days on Market Until Sale	29	<b>39</b>	+ 34.5%	29	<b>39</b>	+ 34.5%
Median Sales Price*	\$364,000	<b>\$359,900</b>	- 1.1%	\$364,000	<b>\$359,900</b>	- 1.1%
Average Sales Price*	\$487,847	<b>\$458,901</b>	- 5.9%	\$487,847	<b>\$458,901</b>	- 5.9%
Percent of Original List Price Received*	99.9%	<b>96.5%</b>	- 3.4%	99.9%	<b>96.5%</b>	- 3.4%
Inventory of Homes for Sale	277	<b>250</b>	- 9.7%	—	—	—
Months Supply of Inventory	1.5	<b>1.4</b>	- 6.7%	—	—	—

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

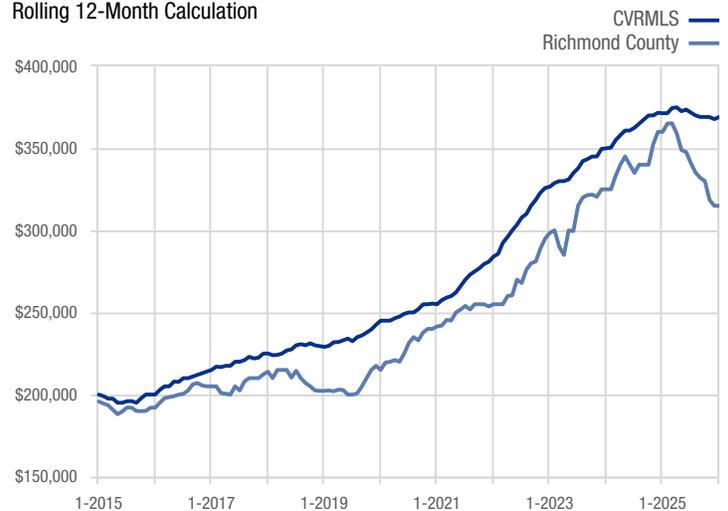
### Median Sales Price - Single-Family

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.