

Local Market Update – February 2026

A Research Tool Provided by Central Virginia Regional MLS.



Richmond City

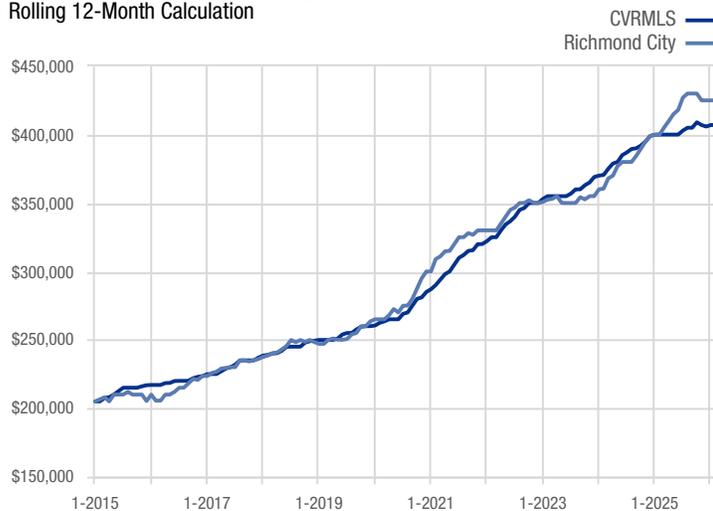
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	206	199	- 3.4%	430	413	- 4.0%
Pending Sales	183	178	- 2.7%	331	342	+ 3.3%
Closed Sales	145	149	+ 2.8%	256	269	+ 5.1%
Days on Market Until Sale	21	32	+ 52.4%	25	35	+ 40.0%
Median Sales Price*	\$388,900	\$405,000	+ 4.1%	\$380,900	\$385,000	+ 1.1%
Average Sales Price*	\$468,929	\$451,869	- 3.6%	\$482,516	\$455,004	- 5.7%
Percent of Original List Price Received*	100.5%	98.2%	- 2.3%	100.3%	97.5%	- 2.8%
Inventory of Homes for Sale	257	234	- 8.9%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

Condo/Town	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	52	40	- 23.1%	97	96	- 1.0%
Pending Sales	47	28	- 40.4%	65	69	+ 6.2%
Closed Sales	26	37	+ 42.3%	42	59	+ 40.5%
Days on Market Until Sale	28	48	+ 71.4%	36	54	+ 50.0%
Median Sales Price*	\$330,500	\$357,000	+ 8.0%	\$319,550	\$363,500	+ 13.8%
Average Sales Price*	\$385,174	\$419,034	+ 8.8%	\$392,374	\$425,874	+ 8.5%
Percent of Original List Price Received*	98.2%	98.2%	0.0%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	95	93	- 2.1%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

* 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.

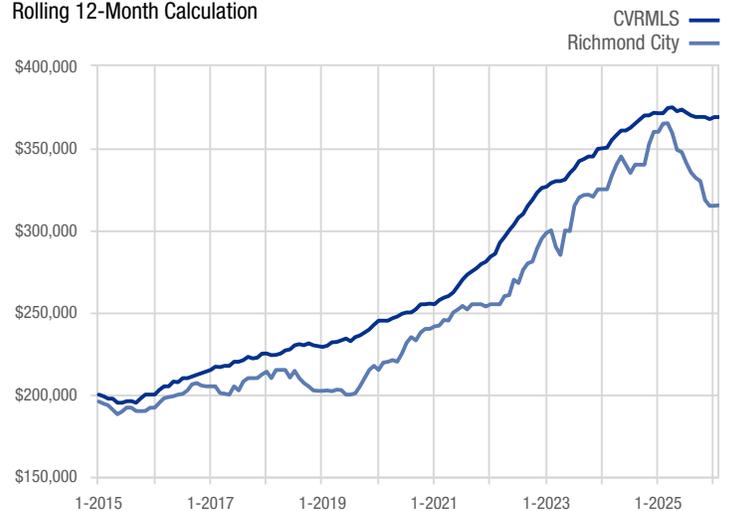
Median Sales Price - Single-Family

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.