

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 10

10-Richmond

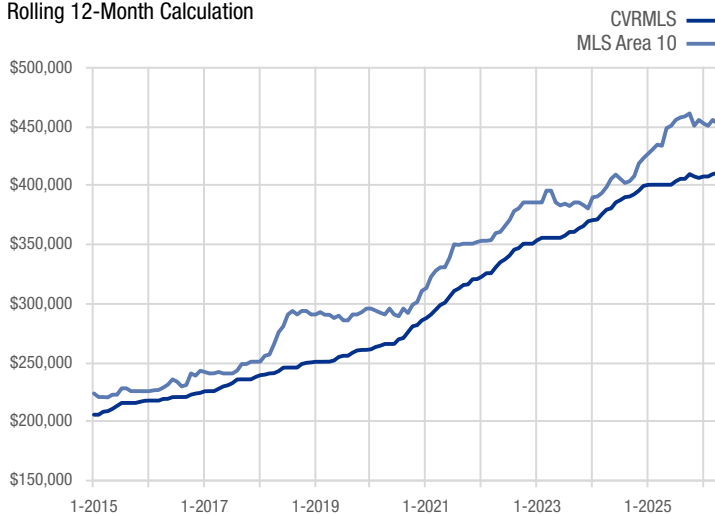
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	103	<b>117</b>	+ 13.6%	333	<b>335</b>	+ 0.6%
Pending Sales	67	<b>79</b>	+ 17.9%	262	<b>258</b>	- 1.5%
Closed Sales	53	<b>75</b>	+ 41.5%	219	<b>218</b>	- 0.5%
Days on Market Until Sale	14	<b>18</b>	+ 28.6%	24	<b>30</b>	+ 25.0%
Median Sales Price*	\$450,000	<b>\$437,450</b>	- 2.8%	\$440,000	<b>\$415,000</b>	- 5.7%
Average Sales Price*	\$577,762	<b>\$542,815</b>	- 6.0%	\$537,269	<b>\$522,872</b>	- 2.7%
Percent of Original List Price Received*	101.7%	<b>100.7%</b>	- 1.0%	100.3%	<b>98.5%</b>	- 1.8%
Inventory of Homes for Sale	113	<b>100</b>	- 11.5%	—	—	—
Months Supply of Inventory	2.0	<b>1.7</b>	- 15.0%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	48	<b>40</b>	- 16.7%	125	<b>135</b>	+ 8.0%
Pending Sales	26	<b>28</b>	+ 7.7%	76	<b>88</b>	+ 15.8%
Closed Sales	24	<b>24</b>	0.0%	72	<b>71</b>	- 1.4%
Days on Market Until Sale	42	<b>26</b>	- 38.1%	40	<b>38</b>	- 5.0%
Median Sales Price*	\$366,250	<b>\$325,000</b>	- 11.3%	\$389,920	<b>\$335,000</b>	- 14.1%
Average Sales Price*	\$409,182	<b>\$359,348</b>	- 12.2%	\$405,803	<b>\$386,447</b>	- 4.8%
Percent of Original List Price Received*	98.3%	<b>97.4%</b>	- 0.9%	97.6%	<b>97.6%</b>	0.0%
Inventory of Homes for Sale	57	<b>71</b>	+ 24.6%	—	—	—
Months Supply of Inventory	2.9	<b>3.9</b>	+ 34.5%	—	—	—

\* 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.

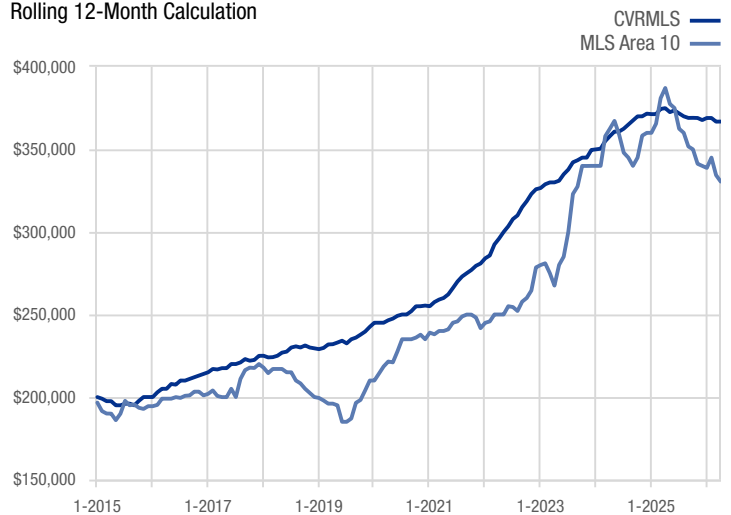
### Median Sales Price - Single-Family

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.