

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 20

20-Richmond

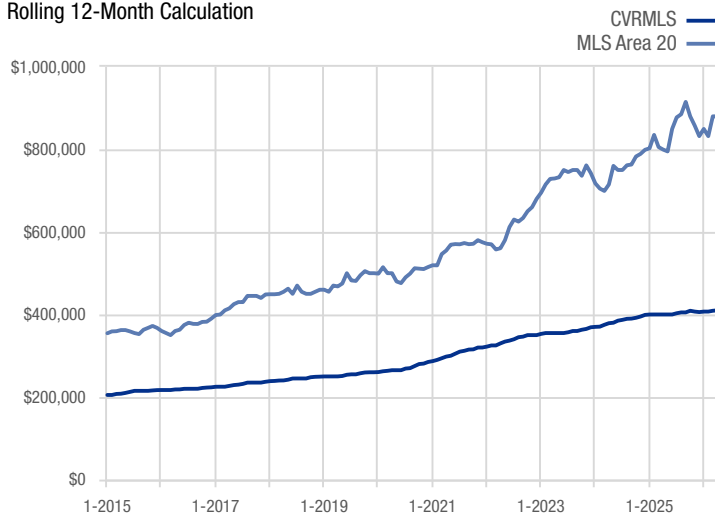
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	40	41	+ 2.5%	103	128	+ 24.3%
Pending Sales	25	35	+ 40.0%	86	103	+ 19.8%
Closed Sales	31	27	- 12.9%	73	79	+ 8.2%
Days on Market Until Sale	12	9	- 25.0%	17	21	+ 23.5%
Median Sales Price*	\$832,000	\$840,000	+ 1.0%	\$705,000	\$850,000	+ 20.6%
Average Sales Price*	\$1,099,023	\$1,104,433	+ 0.5%	\$977,066	\$1,047,920	+ 7.3%
Percent of Original List Price Received*	108.2%	109.2%	+ 0.9%	106.0%	105.3%	- 0.7%
Inventory of Homes for Sale	23	30	+ 30.4%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	4	3	- 25.0%	22	17	- 22.7%
Pending Sales	2	9	+ 350.0%	10	18	+ 80.0%
Closed Sales	3	8	+ 166.7%	10	16	+ 60.0%
Days on Market Until Sale	5	14	+ 180.0%	18	39	+ 116.7%
Median Sales Price*	\$325,000	\$340,500	+ 4.8%	\$572,500	\$360,000	- 37.1%
Average Sales Price*	\$395,667	\$388,250	- 1.9%	\$502,440	\$414,000	- 17.6%
Percent of Original List Price Received*	103.1%	102.0%	- 1.1%	100.7%	98.8%	- 1.9%
Inventory of Homes for Sale	14	2	- 85.7%	—	—	—
Months Supply of Inventory	4.3	0.5	- 88.4%	—	—	—

* 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.

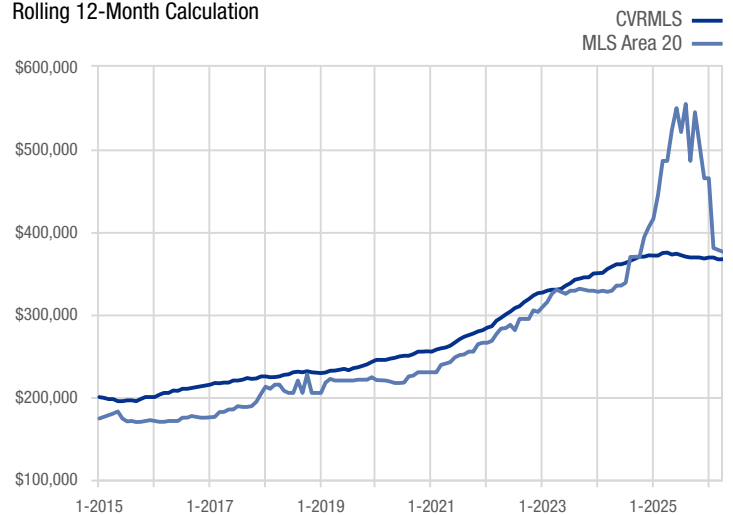
Median Sales Price - Single-Family

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.