

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 30

30-Richmond

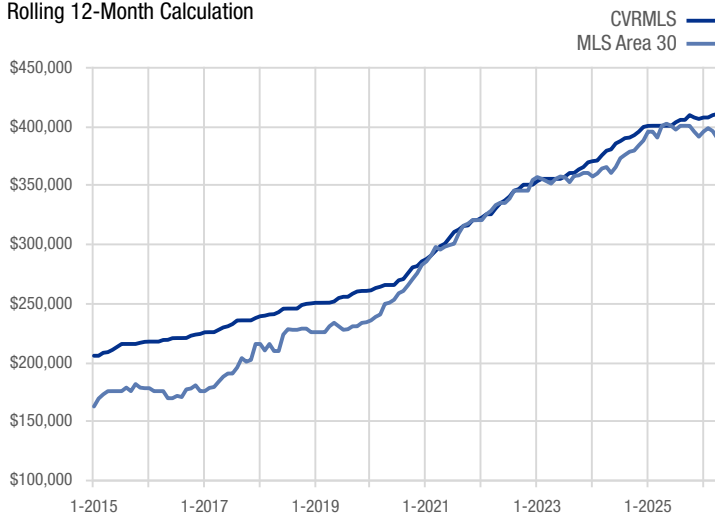
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	63	57	- 9.5%	198	190	- 4.0%
Pending Sales	52	49	- 5.8%	139	159	+ 14.4%
Closed Sales	45	37	- 17.8%	122	124	+ 1.6%
Days on Market Until Sale	16	24	+ 50.0%	22	35	+ 59.1%
Median Sales Price*	\$412,000	<b>\$374,950</b>	- 9.0%	\$385,000	<b>\$375,000</b>	- 2.6%
Average Sales Price*	\$431,723	<b>\$418,494</b>	- 3.1%	\$383,420	<b>\$395,131</b>	+ 3.1%
Percent of Original List Price Received*	100.4%	<b>100.6%</b>	+ 0.2%	99.3%	<b>97.9%</b>	- 1.4%
Inventory of Homes for Sale	63	50	- 20.6%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	2	+ 100.0%	8	10	+ 25.0%
Pending Sales	1	1	0.0%	6	8	+ 33.3%
Closed Sales	4	4	0.0%	4	8	+ 100.0%
Days on Market Until Sale	32	53	+ 65.6%	32	51	+ 59.4%
Median Sales Price*	\$172,500	<b>\$404,975</b>	+ 134.8%	\$172,500	<b>\$399,975</b>	+ 131.9%
Average Sales Price*	\$266,000	<b>\$393,738</b>	+ 48.0%	\$266,000	<b>\$391,378</b>	+ 47.1%
Percent of Original List Price Received*	89.4%	<b>96.1%</b>	+ 7.5%	89.4%	<b>96.6%</b>	+ 8.1%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

\* 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.

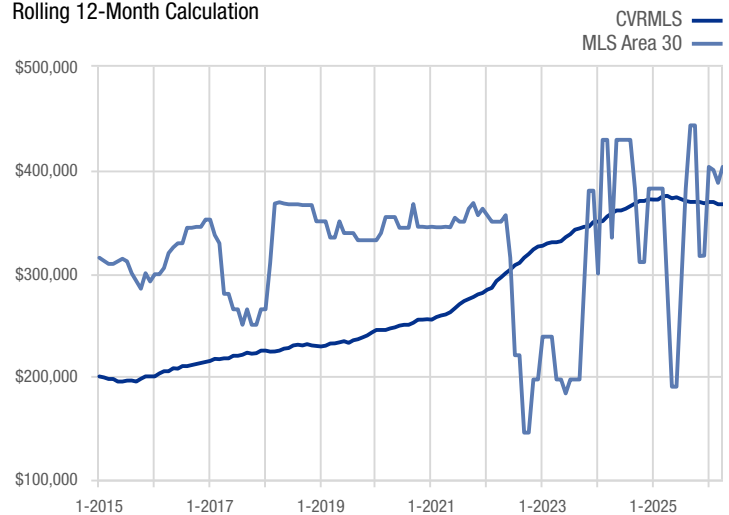
### Median Sales Price - Single-Family

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.