

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

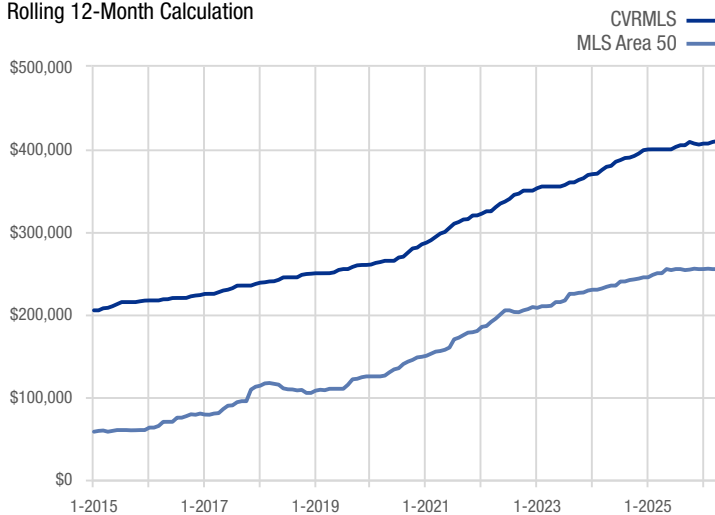
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	32	37	+ 15.6%	139	138	- 0.7%
Pending Sales	30	30	0.0%	110	118	+ 7.3%
Closed Sales	24	35	+ 45.8%	91	111	+ 22.0%
Days on Market Until Sale	25	34	+ 36.0%	29	32	+ 10.3%
Median Sales Price*	\$219,176	\$235,000	+ 7.2%	\$250,000	\$250,000	0.0%
Average Sales Price*	\$236,942	\$256,014	+ 8.0%	\$252,259	\$264,049	+ 4.7%
Percent of Original List Price Received*	98.0%	97.9%	- 0.1%	99.4%	97.3%	- 2.1%
Inventory of Homes for Sale	43	35	- 18.6%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	5	+ 400.0%	22	15	- 31.8%
Pending Sales	3	1	- 66.7%	18	8	- 55.6%
Closed Sales	0	5	—	1	9	+ 800.0%
Days on Market Until Sale	—	92	—	3	73	+ 2,333.3%
Median Sales Price*	—	\$293,120	—	\$157,250	\$297,265	+ 89.0%
Average Sales Price*	—	\$292,875	—	\$157,250	\$297,530	+ 89.2%
Percent of Original List Price Received*	—	96.7%	—	95.3%	97.0%	+ 1.8%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	1.8	4.0	+ 122.2%	—	—	—

* 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.

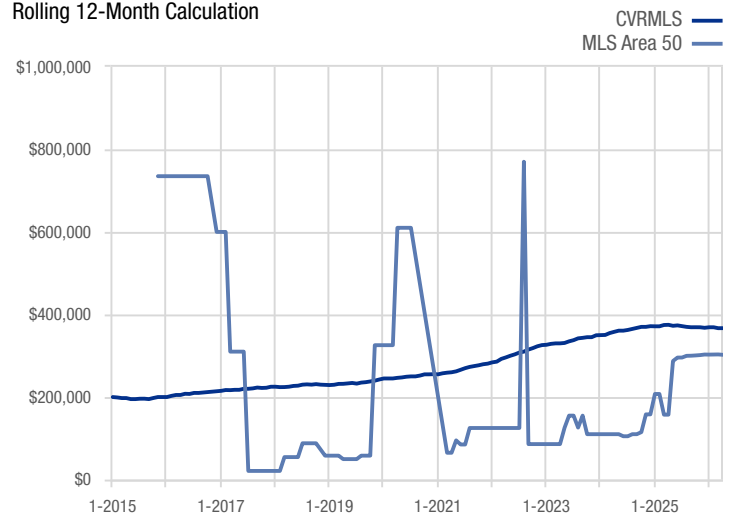
Median Sales Price - Single-Family

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.