

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

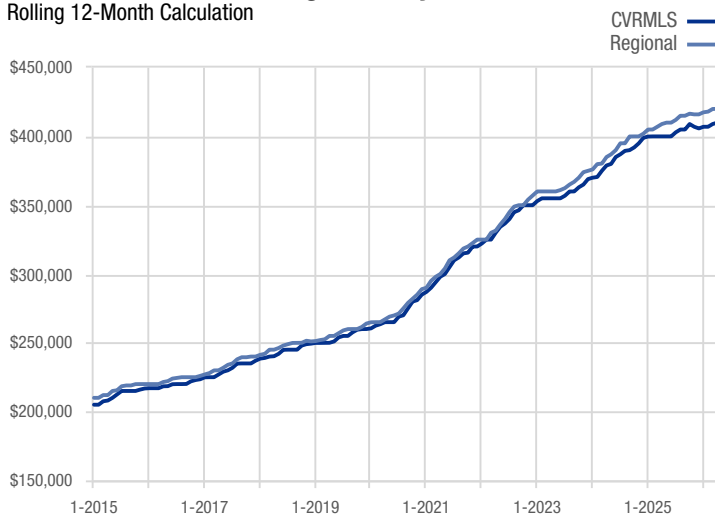
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1,962	1,859	- 5.2%	5,900	6,124	+ 3.8%
Pending Sales	1,426	1,530	+ 7.3%	4,646	5,025	+ 8.2%
Closed Sales	1,198	1,312	+ 9.5%	3,853	4,128	+ 7.1%
Days on Market Until Sale	26	24	- 7.7%	31	33	+ 6.5%
Median Sales Price*	\$410,000	\$435,000	+ 6.1%	\$400,000	\$418,313	+ 4.6%
Average Sales Price*	\$484,924	\$508,470	+ 4.9%	\$466,522	\$487,731	+ 4.5%
Percent of Original List Price Received*	101.0%	100.9%	- 0.1%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	2,100	1,912	- 9.0%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	451	394	- 12.6%	1,393	1,481	+ 6.3%
Pending Sales	253	341	+ 34.8%	963	1,098	+ 14.0%
Closed Sales	254	274	+ 7.9%	815	872	+ 7.0%
Days on Market Until Sale	37	43	+ 16.2%	39	48	+ 23.1%
Median Sales Price*	\$370,793	\$370,000	- 0.2%	\$371,500	\$370,000	- 0.4%
Average Sales Price*	\$390,544	\$391,750	+ 0.3%	\$393,968	\$395,470	+ 0.4%
Percent of Original List Price Received*	99.2%	98.4%	- 0.8%	98.7%	97.9%	- 0.8%
Inventory of Homes for Sale	692	635	- 8.2%	—	—	—
Months Supply of Inventory	3.0	2.6	- 13.3%	—	—	—

* 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.

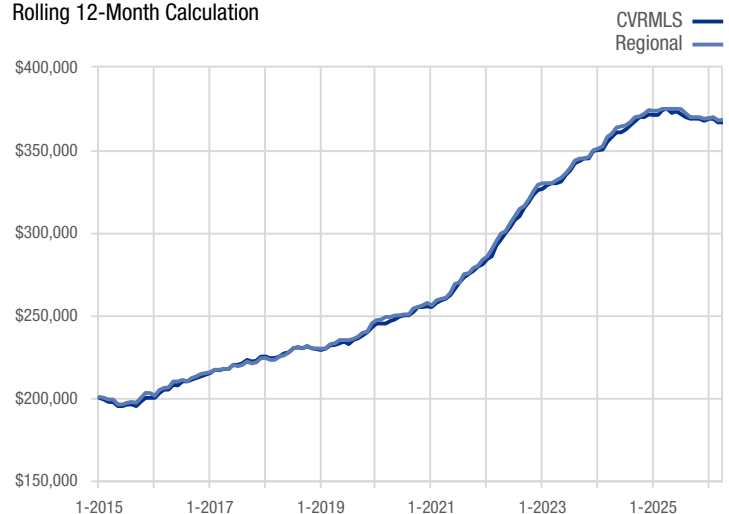
Median Sales Price - Single-Family

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.

Current as of May 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.