

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## Richmond County

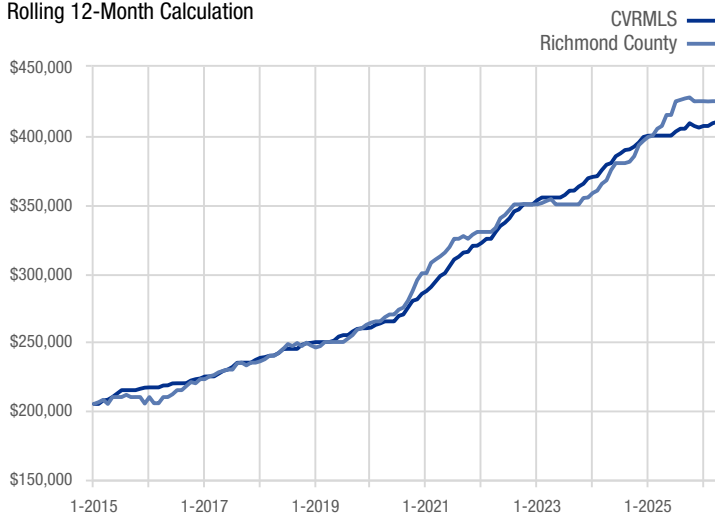
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	318	<b>331</b>	+ 4.1%	1,033	<b>1,041</b>	+ 0.8%
Pending Sales	237	<b>275</b>	+ 16.0%	803	<b>844</b>	+ 5.1%
Closed Sales	211	<b>229</b>	+ 8.5%	680	<b>686</b>	+ 0.9%
Days on Market Until Sale	15	<b>22</b>	+ 46.7%	23	<b>29</b>	+ 26.1%
Median Sales Price*	\$419,900	<b>\$420,000</b>	+ 0.0%	\$404,500	<b>\$407,250</b>	+ 0.7%
Average Sales Price*	\$548,085	<b>\$549,784</b>	+ 0.3%	\$495,432	<b>\$514,201</b>	+ 3.8%
Percent of Original List Price Received*	102.7%	<b>101.6%</b>	- 1.1%	100.9%	<b>99.4%</b>	- 1.5%
Inventory of Homes for Sale	320	<b>280</b>	- 12.5%	—	—	—
Months Supply of Inventory	1.7	<b>1.5</b>	- 11.8%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	86	<b>71</b>	- 17.4%	245	<b>234</b>	- 4.5%
Pending Sales	46	<b>54</b>	+ 17.4%	155	<b>164</b>	+ 5.8%
Closed Sales	46	<b>46</b>	0.0%	127	<b>137</b>	+ 7.9%
Days on Market Until Sale	38	<b>37</b>	- 2.6%	37	<b>46</b>	+ 24.3%
Median Sales Price*	\$321,750	<b>\$325,000</b>	+ 1.0%	\$321,000	<b>\$334,000</b>	+ 4.0%
Average Sales Price*	\$374,567	<b>\$357,308</b>	- 4.6%	\$378,442	<b>\$382,260</b>	+ 1.0%
Percent of Original List Price Received*	98.1%	<b>97.9%</b>	- 0.2%	97.6%	<b>97.5%</b>	- 0.1%
Inventory of Homes for Sale	116	<b>118</b>	+ 1.7%	—	—	—
Months Supply of Inventory	3.2	<b>3.5</b>	+ 9.4%	—	—	—

\* 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.

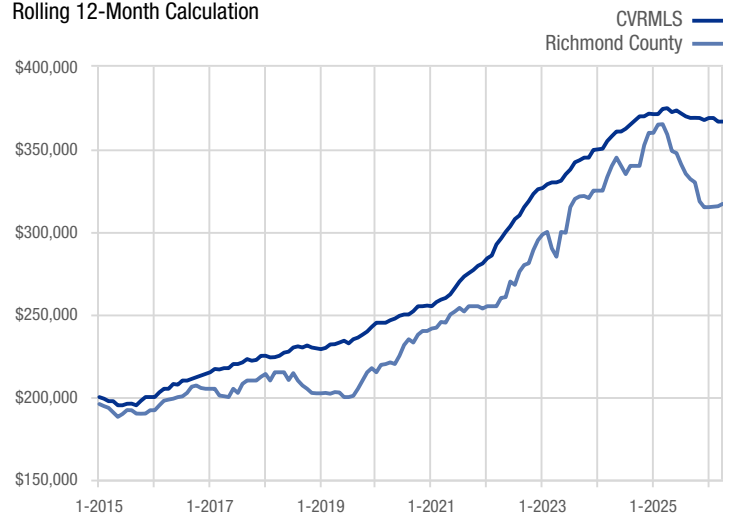
### Median Sales Price - Single-Family

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.