

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 10

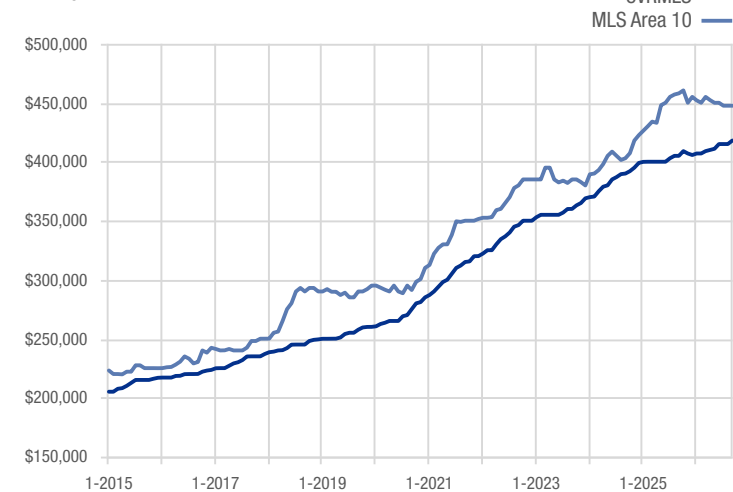
10-Richmond

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	95	78	- 17.9%	726	747	+ 2.9%
Pending Sales	62	47	- 24.2%	537	573	+ 6.7%
Closed Sales	39	47	+ 20.5%	523	560	+ 7.1%
Days on Market Until Sale	28	24	- 14.3%	22	25	+ 13.6%
Median Sales Price*	\$405,000	\$437,500	+ 8.0%	\$459,950	\$447,325	- 2.7%
Average Sales Price*	\$516,949	\$522,220	+ 1.0%	\$554,895	\$550,570	- 0.8%
Percent of Original List Price Received*	97.4%	98.3%	+ 0.9%	99.6%	98.8%	- 0.8%
Inventory of Homes for Sale	134	117	- 12.7%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

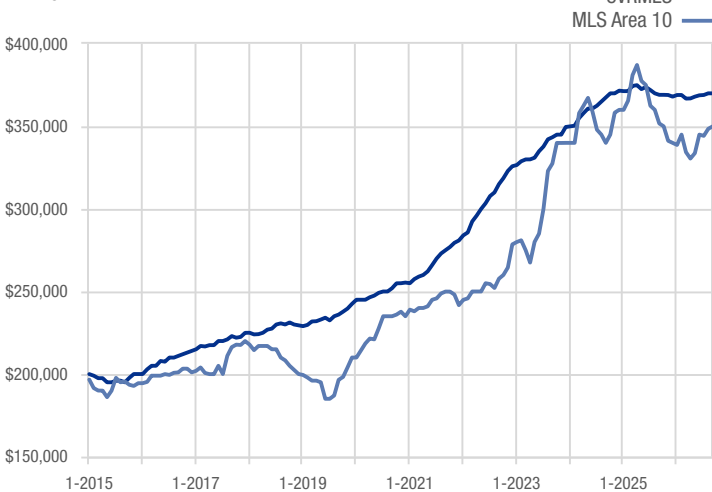
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	33	22	- 33.3%	259	288	+ 11.2%
Pending Sales	19	9	- 52.6%	171	180	+ 5.3%
Closed Sales	11	12	+ 9.1%	164	181	+ 10.4%
Days on Market Until Sale	45	33	- 26.7%	37	33	- 10.8%
Median Sales Price*	\$315,000	\$425,000	+ 34.9%	\$340,500	\$357,000	+ 4.8%
Average Sales Price*	\$341,530	\$414,686	+ 21.4%	\$390,838	\$397,162	+ 1.6%
Percent of Original List Price Received*	95.6%	96.3%	+ 0.7%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	58	74	+ 27.6%	—	—	—
Months Supply of Inventory	3.1	4.1	+ 32.3%	—	—	—

* 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



Median Sales Price - Condo/Town



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.