

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 20

20-Richmond

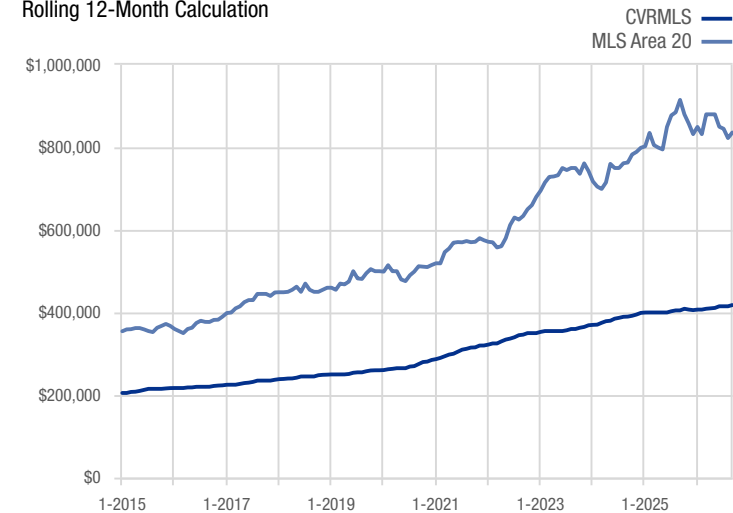
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	35	26	- 25.7%	248	265	+ 6.9%
Pending Sales	29	20	- 31.0%	209	239	+ 14.4%
Closed Sales	15	28	+ 86.7%	193	232	+ 20.2%
Days on Market Until Sale	26	16	- 38.5%	15	18	+ 20.0%
Median Sales Price*	\$762,000	\$852,000	+ 11.8%	\$877,500	\$875,000	- 0.3%
Average Sales Price*	\$1,003,397	\$1,161,743	+ 15.8%	\$1,087,748	\$1,174,698	+ 8.0%
Percent of Original List Price Received*	103.0%	103.2%	+ 0.2%	104.8%	106.3%	+ 1.4%
Inventory of Homes for Sale	33	20	- 39.4%	—	—	—
Months Supply of Inventory	1.6	0.9	- 43.8%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	4	7	+ 75.0%	37	44	+ 18.9%
Pending Sales	3	3	0.0%	25	36	+ 44.0%
Closed Sales	5	3	- 40.0%	26	36	+ 38.5%
Days on Market Until Sale	7	31	+ 342.9%	27	35	+ 29.6%
Median Sales Price*	\$316,000	\$310,000	- 1.9%	\$555,000	\$360,000	- 35.1%
Average Sales Price*	\$320,500	\$316,667	- 1.2%	\$601,689	\$464,375	- 22.8%
Percent of Original List Price Received*	100.3%	96.2%	- 4.1%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	3.1	1.5	- 51.6%	—	—	—

* 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.

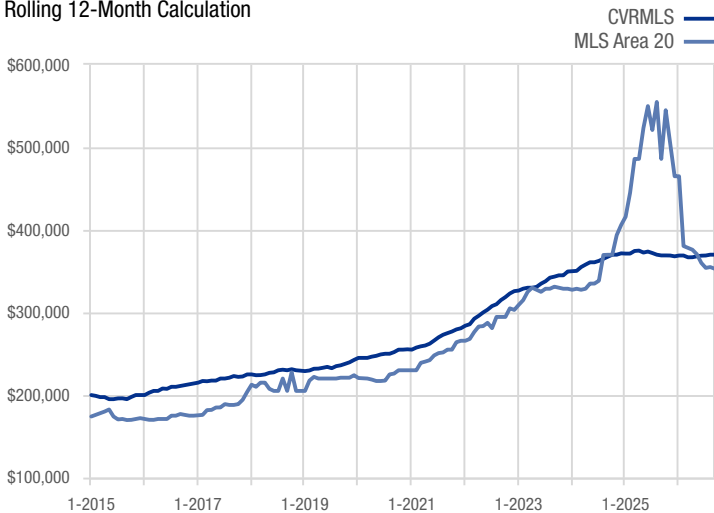
Median Sales Price - Single-Family

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.