

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

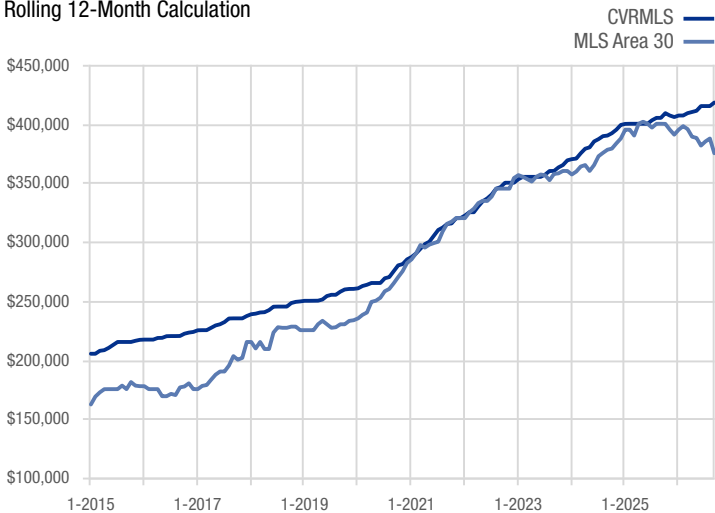
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	64	52	- 18.8%	453	436	- 3.8%
Pending Sales	43	24	- 44.2%	303	314	+ 3.6%
Closed Sales	23	26	+ 13.0%	293	298	+ 1.7%
Days on Market Until Sale	25	24	- 4.0%	20	25	+ 25.0%
Median Sales Price*	\$460,000	\$330,000	- 28.3%	\$398,000	\$375,000	- 5.8%
Average Sales Price*	\$505,102	\$354,130	- 29.9%	\$419,668	\$410,018	- 2.3%
Percent of Original List Price Received*	98.8%	97.9%	- 0.9%	99.6%	99.3%	- 0.3%
Inventory of Homes for Sale	81	74	- 8.6%	—	—	—
Months Supply of Inventory	2.5	2.2	- 12.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	3	0	- 100.0%	14	10	- 28.6%
Pending Sales	0	0	0.0%	8	11	+ 37.5%
Closed Sales	0	1	—	8	13	+ 62.5%
Days on Market Until Sale	—	9	—	60	35	- 41.7%
Median Sales Price*	—	\$230,000	—	\$316,975	\$400,000	+ 26.2%
Average Sales Price*	—	\$230,000	—	\$334,113	\$378,626	+ 13.3%
Percent of Original List Price Received*	—	102.2%	—	94.4%	98.5%	+ 4.3%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

* 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.

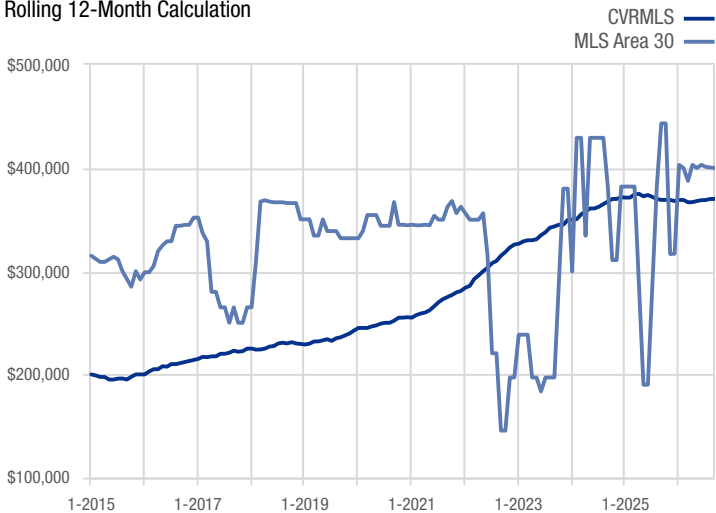
Median Sales Price - Single-Family

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.