

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

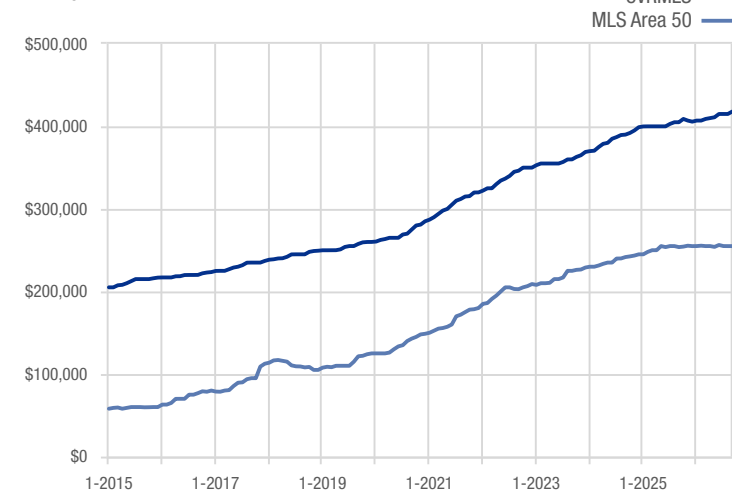
50-Richmond

Single Family	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	46	29	- 37.0%	352	300	- 14.8%
Pending Sales	25	17	- 32.0%	242	210	- 13.2%
Closed Sales	19	25	+ 31.6%	222	228	+ 2.7%
Days on Market Until Sale	26	30	+ 15.4%	26	27	+ 3.8%
Median Sales Price*	\$237,000	\$252,000	+ 6.3%	\$255,900	\$257,000	+ 0.4%
Average Sales Price*	\$266,461	\$270,840	+ 1.6%	\$261,738	\$264,246	+ 1.0%
Percent of Original List Price Received*	97.8%	98.2%	+ 0.4%	98.9%	98.1%	- 0.8%
Inventory of Homes for Sale	67	54	- 19.4%	—	—	—
Months Supply of Inventory	2.5	2.3	- 8.0%	—	—	—

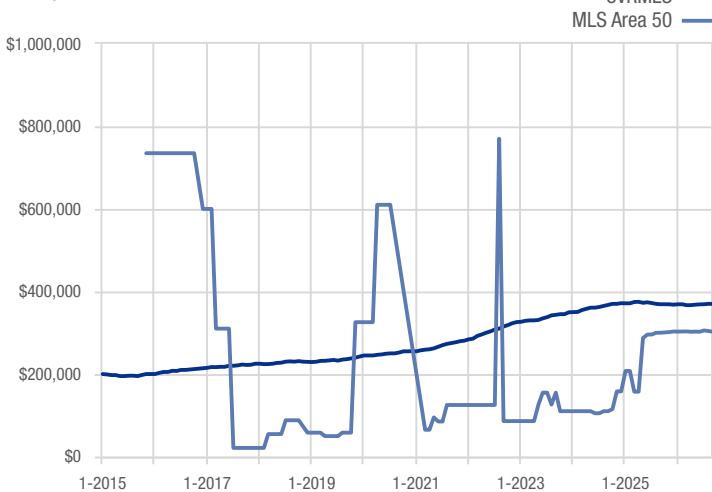
Condo/Town	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5	2	- 60.0%	54	50	- 7.4%
Pending Sales	1	1	0.0%	30	26	- 13.3%
Closed Sales	4	2	- 50.0%	25	23	- 8.0%
Days on Market Until Sale	0	65	—	19	53	+ 178.9%
Median Sales Price*	\$304,600	\$207,500	- 31.9%	\$300,310	\$295,985	- 1.4%
Average Sales Price*	\$304,835	\$207,500	- 31.9%	\$288,536	\$270,794	- 6.1%
Percent of Original List Price Received*	100.1%	100.0%	- 0.1%	100.5%	98.4%	- 2.1%
Inventory of Homes for Sale	16	15	- 6.3%	—	—	—
Months Supply of Inventory	4.9	5.0	+ 2.0%	—	—	—

* 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



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.