

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

60-Richmond

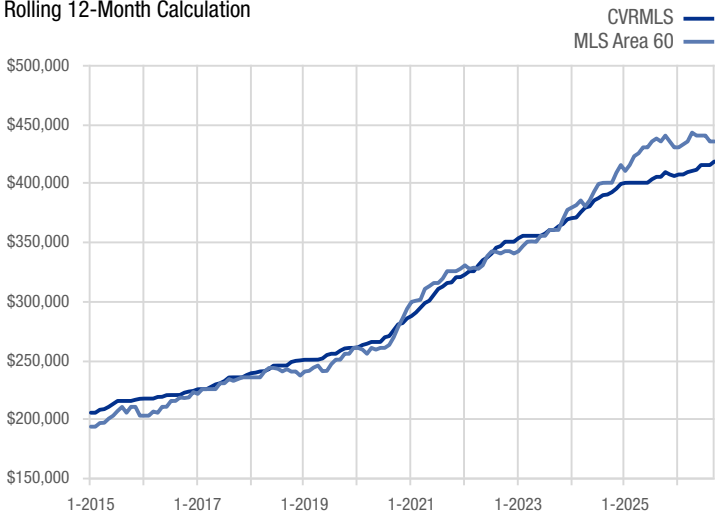
Single Family	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	68	73	+ 7.4%	575	581	+ 1.0%
Pending Sales	47	50	+ 6.4%	459	463	+ 0.9%
Closed Sales	44	42	- 4.5%	439	441	+ 0.5%
Days on Market Until Sale	22	19	- 13.6%	16	18	+ 12.5%
Median Sales Price*	\$405,500	\$382,500	- 5.7%	\$434,990	\$440,000	+ 1.2%
Average Sales Price*	\$411,913	\$453,946	+ 10.2%	\$474,479	\$510,056	+ 7.5%
Percent of Original List Price Received*	98.7%	101.3%	+ 2.6%	101.5%	101.2%	- 0.3%
Inventory of Homes for Sale	86	69	- 19.8%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo/Town	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	12	12	0.0%	124	119	- 4.0%
Pending Sales	10	9	- 10.0%	88	87	- 1.1%
Closed Sales	6	5	- 16.7%	83	90	+ 8.4%
Days on Market Until Sale	49	26	- 46.9%	50	54	+ 8.0%
Median Sales Price*	\$259,000	\$350,000	+ 35.1%	\$285,000	\$350,000	+ 22.8%
Average Sales Price*	\$274,242	\$404,514	+ 47.5%	\$327,786	\$378,718	+ 15.5%
Percent of Original List Price Received*	95.7%	99.8%	+ 4.3%	97.3%	97.7%	+ 0.4%
Inventory of Homes for Sale	31	32	+ 3.2%	—	—	—
Months Supply of Inventory	3.4	3.7	+ 8.8%	—	—	—

* 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.

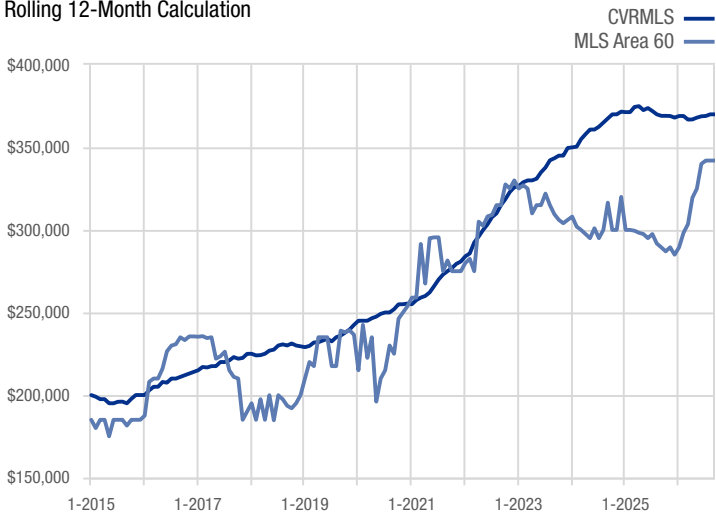
Median Sales Price - Single-Family

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.