

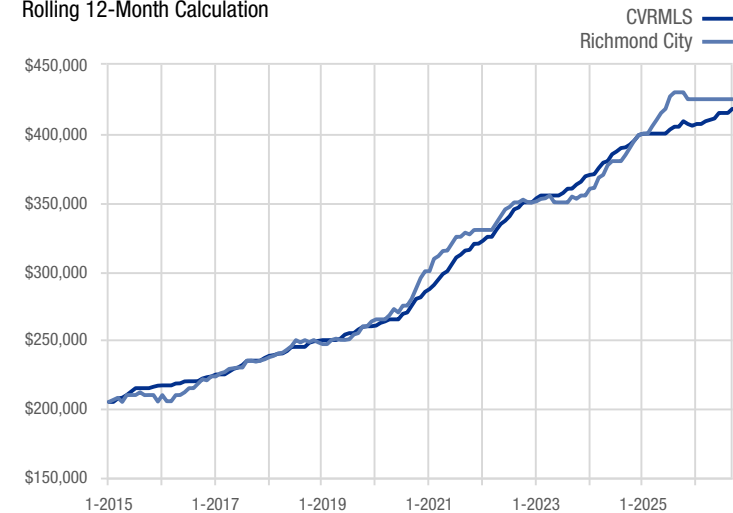
Richmond City

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	308	258	- 16.2%	2,354	2,329	- 1.1%
Pending Sales	206	158	- 23.3%	1,750	1,799	+ 2.8%
Closed Sales	140	168	+ 20.0%	1,670	1,759	+ 5.3%
Days on Market Until Sale	25	22	- 12.0%	20	23	+ 15.0%
Median Sales Price*	\$408,000	\$392,500	- 3.8%	\$430,000	\$426,000	- 0.9%
Average Sales Price*	\$499,872	\$546,303	+ 9.3%	\$534,283	\$561,289	+ 5.1%
Percent of Original List Price Received*	98.7%	99.8%	+ 1.1%	100.6%	100.4%	- 0.2%
Inventory of Homes for Sale	401	334	- 16.7%	—	—	—
Months Supply of Inventory	2.2	1.8	- 18.2%	—	—	—

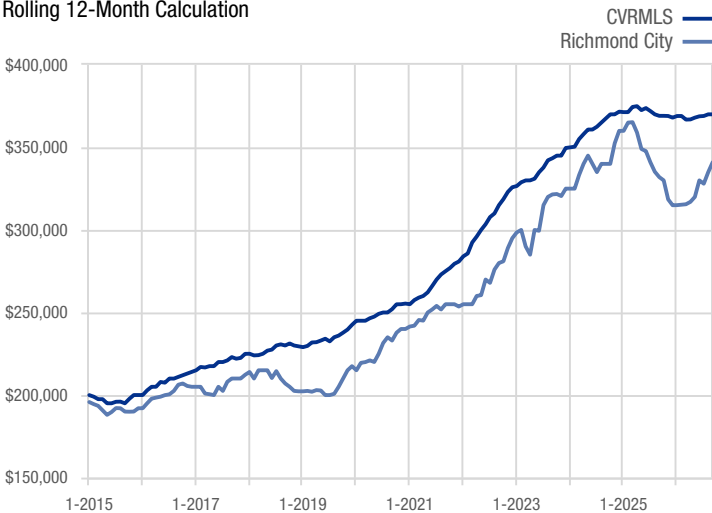
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	57	43	- 24.6%	488	511	+ 4.7%
Pending Sales	33	22	- 33.3%	322	340	+ 5.6%
Closed Sales	26	23	- 11.5%	306	343	+ 12.1%
Days on Market Until Sale	32	33	+ 3.1%	39	40	+ 2.6%
Median Sales Price*	\$309,445	\$329,950	+ 6.6%	\$315,000	\$349,495	+ 11.0%
Average Sales Price*	\$316,312	\$373,643	+ 18.1%	\$381,810	\$390,194	+ 2.2%
Percent of Original List Price Received*	97.2%	97.6%	+ 0.4%	98.3%	98.1%	- 0.2%
Inventory of Homes for Sale	118	127	+ 7.6%	—	—	—
Months Supply of Inventory	3.5	3.6	+ 2.9%	—	—	—

* 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.