

Housing Supply Overview

Richmond Metro

March 2026

U.S. pending home sales rose for the first time in three months, climbing 1.8% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.6% decline in contract signings. Pending home sales increased in the South, Midwest, and West but decreased in the Northeast. For the 12-month period spanning April 2025 through March 2026, Pending sales in the Richmond Metro area region were up 4.7 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 9.7 percent.

The overall Median Sales Price was up 1.1 percent to \$419,605. The property type with the largest price gain was the Single Family segment, where prices increased 2.4 percent to \$435,000. The price range that tended to sell the quickest was the \$249,000 and Below range at 25 days; the price range that tended to sell the slowest was the \$500,000 and Above range at 31 days.

Market-wide, inventory levels were down 5.6 percent. However, the property type with the largest gain was the Condo/Town segment, where they increased 9.4 percent. That amounts to 1.2 months supply for Single-Family homes and 2.6 months supply for Townhouse/Condo.

Quick Facts

+ 9.7%	+ 9.2%	+ 5.3%
Price Range With Strongest Pending Sales: \$500,000 and Above	Home Size With Strongest Pending Sales: 1 Bedroom or Less	Property Type With Strongest Pending Sales: Condo/Town

This report covers residential real estate activity in Chesterfield, Hanover, Henrico, and Richmond City. Percent changes are calculated using rounded figures.

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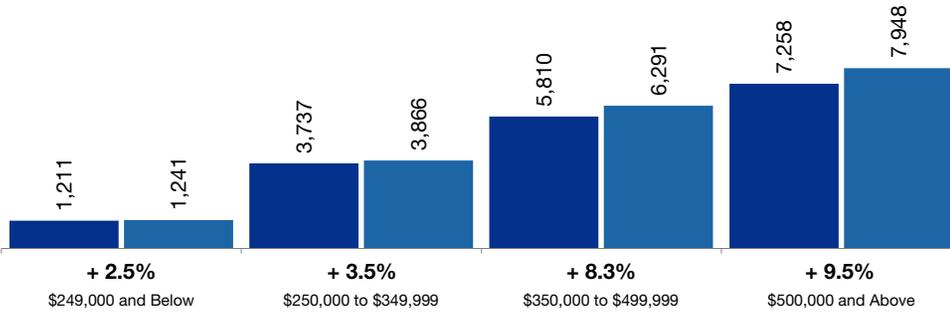
New Listings

A count of the properties that have been newly listed on the market in a given month.
Based on a rolling 12-month calculation.

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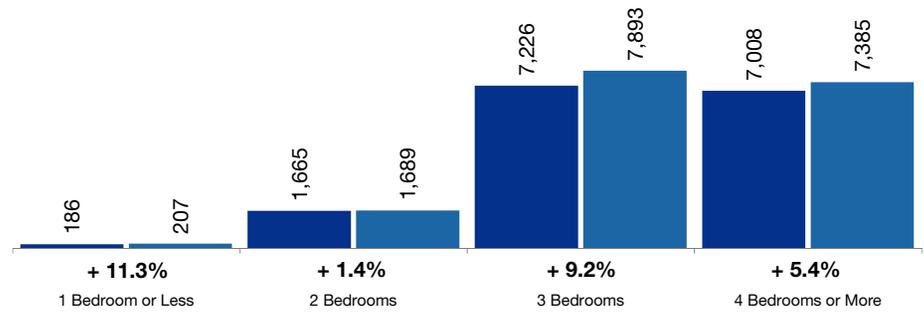
By Price Range

■ 03-2025 ■ 03-2026



By Bedroom

■ 03-2025 ■ 03-2026



All Properties

By Price Range	03-2025	03-2026	Change
\$249,000 and Below	1,211	1,241	+ 2.5%
\$250,000 to \$349,999	3,737	3,866	+ 3.5%
\$350,000 to \$499,999	5,810	6,291	+ 8.3%
\$500,000 and Above	7,258	7,948	+ 9.5%
All Price Ranges	16,085	17,174	+ 6.8%

Single Family

03-2025	03-2026	Change
867	875	+ 0.9%
2,753	2,697	- 2.0%
4,372	4,618	+ 5.6%
6,046	6,708	+ 10.9%
12,591	13,245	+ 5.2%

Condo/Town

03-2025	03-2026	Change
344	366	+ 6.4%
984	1,169	+ 18.8%
1,433	1,671	+ 16.6%
1,208	1,235	+ 2.2%
3,488	3,923	+ 12.5%

By Bedroom

03-2025	03-2026	Change
186	207	+ 11.3%
1,665	1,689	+ 1.4%
7,226	7,893	+ 9.2%
7,008	7,385	+ 5.4%
16,085	17,174	+ 6.8%

03-2025	03-2026	Change	03-2025	03-2026	Change
17	13	- 23.5%	169	194	+ 14.8%
695	684	- 1.6%	970	1,005	+ 3.6%
5,257	5,623	+ 7.0%	1,963	2,264	+ 15.3%
6,622	6,925	+ 4.6%	386	460	+ 19.2%
12,591	13,245	+ 5.2%	3,488	3,923	+ 12.5%

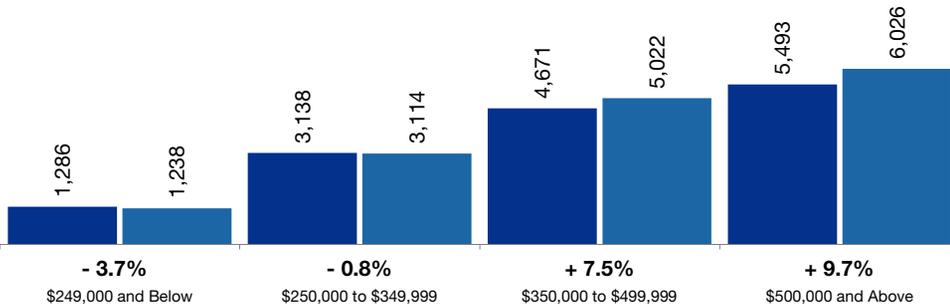
Pending Sales

A count of the properties on which offers have been accepted in a given month.
Based on a rolling 12-month calculation.

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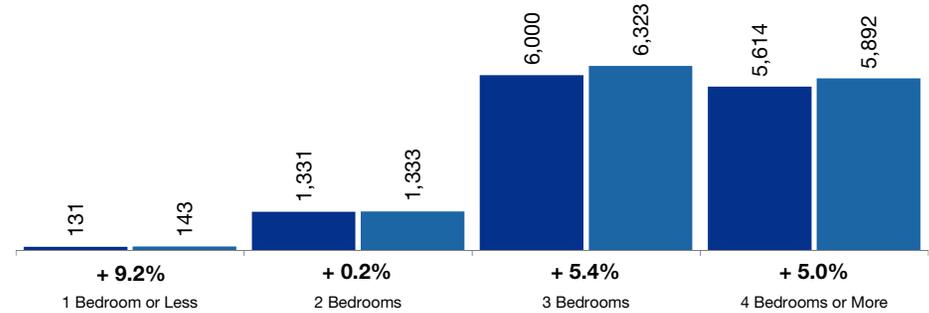
By Price Range

■ 03-2025 ■ 03-2026



By Bedroom

■ 03-2025 ■ 03-2026



All Properties

By Price Range	03-2025	03-2026	Change
\$249,000 and Below	1,286	1,238	- 3.7%
\$250,000 to \$349,999	3,138	3,114	- 0.8%
\$350,000 to \$499,999	4,671	5,022	+ 7.5%
\$500,000 and Above	5,493	6,026	+ 9.7%
All Price Ranges	13,076	13,691	+ 4.7%

Single Family

03-2025	03-2026	Change
956	928	- 2.9%
2,378	2,261	- 4.9%
3,615	3,897	+ 7.8%
4,693	5,240	+ 11.7%
10,457	10,930	+ 4.5%

Condo/Town

03-2025	03-2026	Change
330	310	- 6.1%
760	853	+ 12.2%
1,055	1,124	+ 6.5%
799	783	- 2.0%
2,617	2,757	+ 5.3%

By Bedroom

By Bedroom	03-2025	03-2026	Change
1 Bedroom or Less	131	143	+ 9.2%
2 Bedrooms	1,331	1,333	+ 0.2%
3 Bedrooms	6,000	6,323	+ 5.4%
4 Bedrooms or More	5,614	5,892	+ 5.0%
All Bedroom Ranges	13,076	13,691	+ 4.7%

03-2025	03-2026	Change	03-2025	03-2026	Change
15	8	- 46.7%	116	135	+ 16.4%
599	571	- 4.7%	732	762	+ 4.1%
4,513	4,769	+ 5.7%	1,485	1,550	+ 4.4%
5,330	5,582	+ 4.7%	284	310	+ 9.2%
10,457	10,930	+ 4.5%	2,617	2,757	+ 5.3%

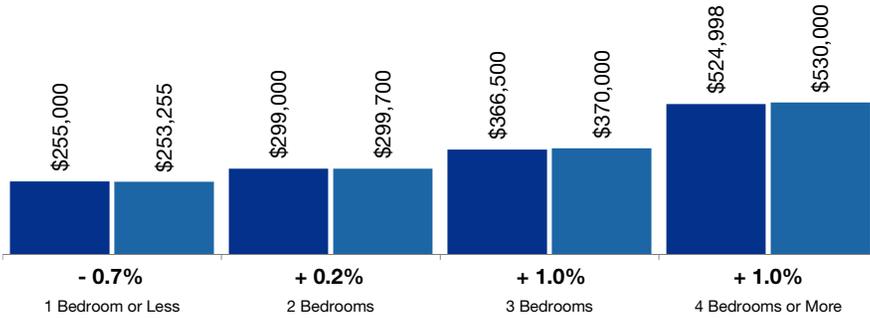
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. **Based on a rolling 12-month median.**

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By Bedroom

■ 03-2025 ■ 03-2026



By Property Type

■ 03-2025 ■ 03-2026

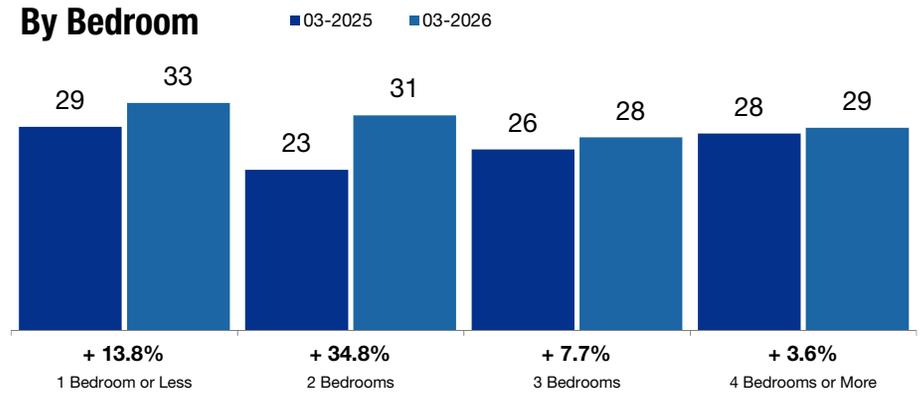
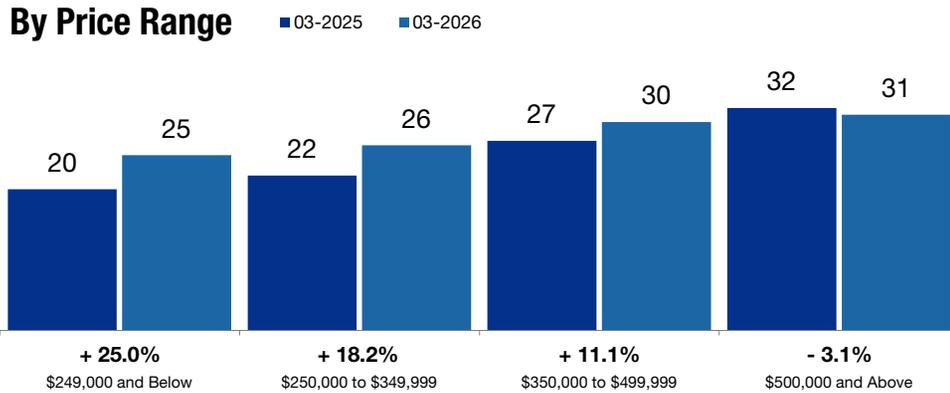


By Bedroom	All Properties			Single Family			Condo/Town		
	03-2025	03-2026	Change	03-2025	03-2026	Change	03-2025	03-2026	Change
1 Bedroom or Less	\$255,000	\$253,255	- 0.7%	\$192,500	\$170,000	- 11.7%	\$255,000	\$257,000	+ 0.8%
2 Bedrooms	\$299,000	\$299,700	+ 0.2%	\$260,000	\$267,650	+ 2.9%	\$315,000	\$314,900	- 0.0%
3 Bedrooms	\$366,500	\$370,000	+ 1.0%	\$356,000	\$365,000	+ 2.5%	\$395,000	\$385,000	- 2.5%
4 Bedrooms or More	\$524,998	\$530,000	+ 1.0%	\$525,000	\$535,000	+ 1.9%	\$500,373	\$481,750	- 3.7%
All Bedroom Ranges	\$415,000	\$419,605	+ 1.1%	\$425,000	\$435,000	+ 2.4%	\$377,085	\$369,990	- 1.9%

Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted, in a given month.
Based on a rolling 12-month average.

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All Properties

By Price Range	03-2025	03-2026	Change
\$249,000 and Below	20	25	+ 25.0%
\$250,000 to \$349,999	22	26	+ 18.2%
\$350,000 to \$499,999	27	30	+ 11.1%
\$500,000 and Above	32	31	- 3.1%
All Price Ranges	27	29	+ 7.4%

Single Family			Condo/Town		
03-2025	03-2026	Change	03-2025	03-2026	Change
20	23	+ 15.0%	21	30	+ 42.9%
19	23	+ 21.1%	31	35	+ 12.9%
24	25	+ 4.2%	37	45	+ 21.6%
30	29	- 3.3%	42	39	- 7.1%
25	26	+ 4.0%	34	39	+ 14.7%

By Bedroom

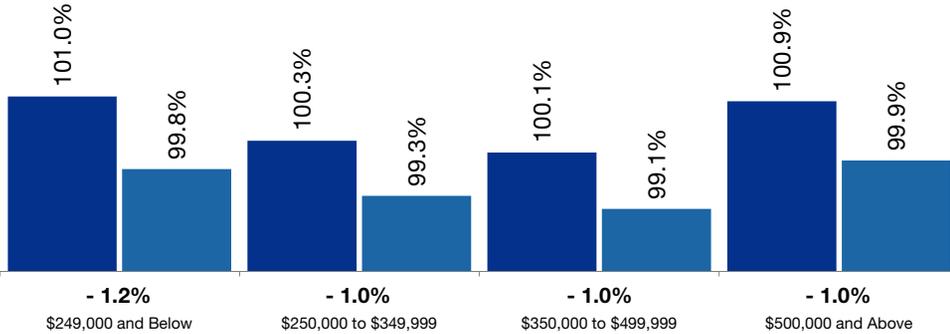
By Bedroom	03-2025	03-2026	Change
1 Bedroom or Less	29	33	+ 13.8%
2 Bedrooms	23	31	+ 34.8%
3 Bedrooms	26	28	+ 7.7%
4 Bedrooms or More	28	29	+ 3.6%
All Bedroom Ranges	27	29	+ 7.4%

03-2025	03-2026	Change	03-2025	03-2026	Change
31	12	- 61.3%	29	34	+ 17.2%
18	25	+ 38.9%	27	35	+ 29.6%
22	23	+ 4.5%	38	41	+ 7.9%
28	28	0.0%	39	40	+ 2.6%
25	26	+ 4.0%	34	39	+ 14.7%

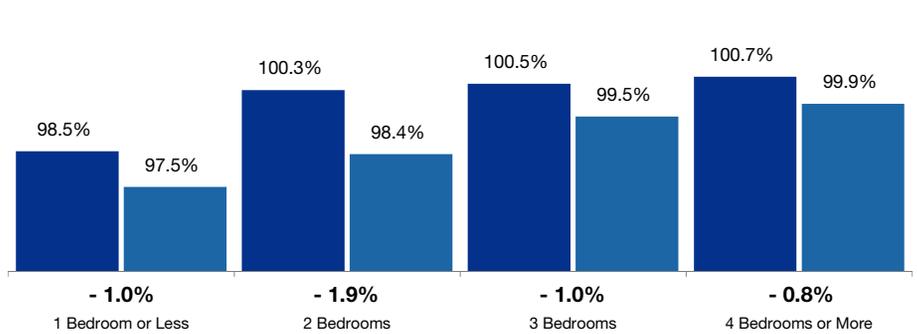
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

By Price Range



By Bedroom



All Properties

By Price Range	03-2025	03-2026	Change
\$249,000 and Below	101.0%	99.8%	- 1.2%
\$250,000 to \$349,999	100.3%	99.3%	- 1.0%
\$350,000 to \$499,999	100.1%	99.1%	- 1.0%
\$500,000 and Above	100.9%	99.9%	- 1.0%
All Price Ranges	100.5%	99.6%	- 0.9%

Single Family

03-2025	03-2026	Change
101.8%	100.5%	- 1.3%
100.4%	99.5%	- 0.9%
100.2%	99.5%	- 0.7%
101.2%	100.1%	- 1.1%
100.8%	99.9%	- 0.9%

Condo/Town

03-2025	03-2026	Change
99.1%	98.1%	- 1.0%
99.7%	98.7%	- 1.0%
99.6%	97.9%	- 1.7%
99.7%	98.7%	- 1.0%
99.6%	98.4%	- 1.2%

By Bedroom	03-2025	03-2026	Change
1 Bedroom or Less	98.5%	97.5%	- 1.0%
2 Bedrooms	100.3%	98.4%	- 1.9%
3 Bedrooms	100.5%	99.5%	- 1.0%
4 Bedrooms or More	100.7%	99.9%	- 0.8%
All Bedroom Ranges	100.5%	99.6%	- 0.9%

03-2025	03-2026	Change
97.7%	98.7%	+ 1.0%
101.6%	98.6%	- 3.0%
100.8%	99.9%	- 0.9%
100.7%	100.0%	- 0.7%
100.8%	99.9%	- 0.9%

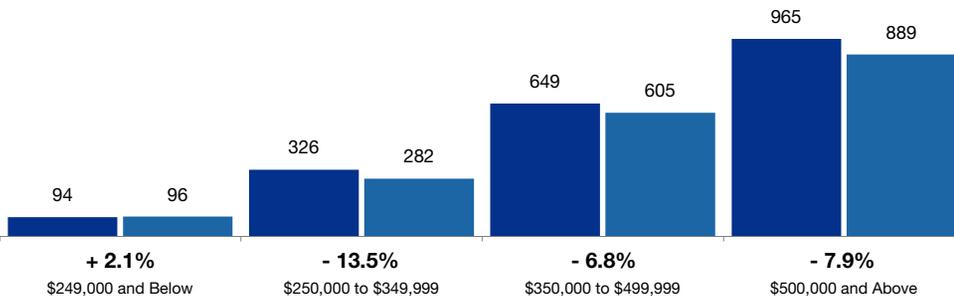
Inventory of Homes for Sale



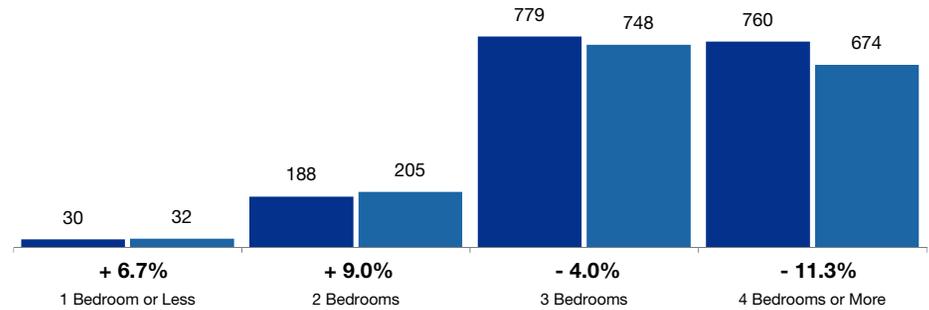
The number of properties available for sale in active status at the end of a given month.
Based on one month of activity.

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By Price Range



By Bedroom



All Properties

By Price Range	03-2025	03-2026	Change
\$249,000 and Below	94	96	+ 2.1%
\$250,000 to \$349,999	326	282	- 13.5%
\$350,000 to \$499,999	649	605	- 6.8%
\$500,000 and Above	965	889	- 7.9%
All Price Ranges	1,757	1,659	- 5.6%

Single Family

03-2025	03-2026	Change
69	61	- 11.6%
181	161	- 11.0%
400	295	- 26.3%
740	666	- 10.0%
1,214	1,065	- 12.3%

Condo/Town

03-2025	03-2026	Change
25	35	+ 40.0%
145	121	- 16.6%
248	309	+ 24.6%
224	222	- 0.9%
542	593	+ 9.4%

By Bedroom	03-2025	03-2026	Change
1 Bedroom or Less	30	32	+ 6.7%
2 Bedrooms	188	205	+ 9.0%
3 Bedrooms	779	748	- 4.0%
4 Bedrooms or More	760	674	- 11.3%
All Bedroom Ranges	1,757	1,659	- 5.6%

03-2025	03-2026	Change
1	2	+ 100.0%
56	62	+ 10.7%
460	396	- 13.9%
697	605	- 13.2%
1,214	1,065	- 12.3%

03-2025	03-2026	Change
29	30	+ 3.4%
132	143	+ 8.3%
318	351	+ 10.4%
63	69	+ 9.5%
542	593	+ 9.4%

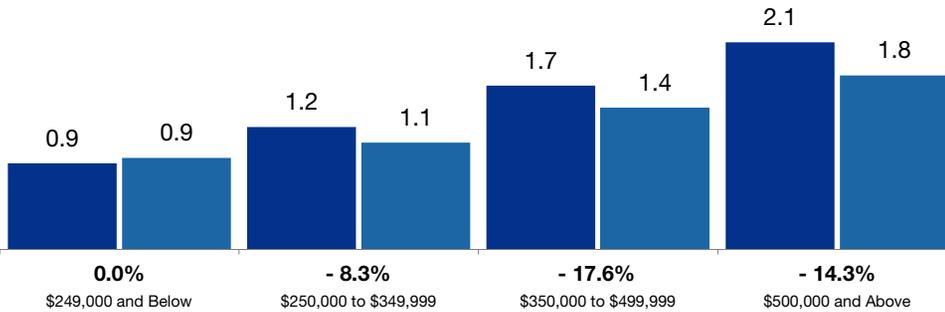
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

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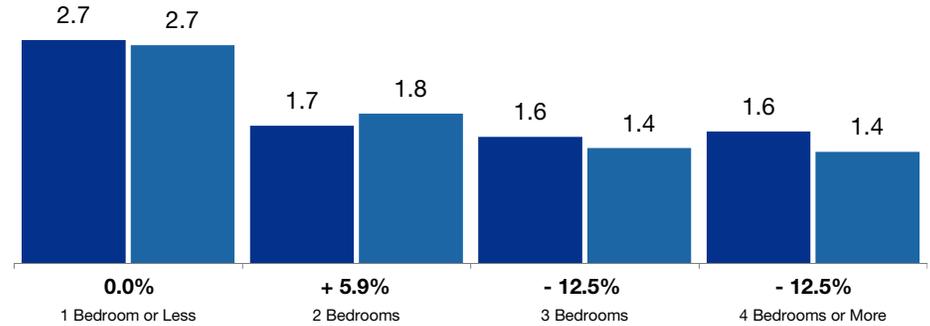
By Price Range

■ 03-2025 ■ 03-2026



By Bedroom

■ 03-2025 ■ 03-2026



All Properties

By Price Range	03-2025	03-2026	Change
\$249,000 and Below	0.9	0.9	0.0%
\$250,000 to \$349,999	1.2	1.1	- 8.3%
\$350,000 to \$499,999	1.7	1.4	- 17.6%
\$500,000 and Above	2.1	1.8	- 14.3%
All Price Ranges	1.6	1.5	- 6.3%

Single Family

03-2025	03-2026	Change
0.9	0.8	- 11.1%
0.9	0.9	0.0%
1.3	0.9	- 30.8%
1.9	1.5	- 21.1%
1.4	1.2	- 14.3%

Condo/Town

03-2025	03-2026	Change
0.9	1.4	+ 55.6%
2.3	1.7	- 26.1%
2.8	3.3	+ 17.9%
3.4	3.4	0.0%
2.5	2.6	+ 4.0%

By Bedroom

By Bedroom	03-2025	03-2026	Change
1 Bedroom or Less	2.7	2.7	0.0%
2 Bedrooms	1.7	1.8	+ 5.9%
3 Bedrooms	1.6	1.4	- 12.5%
4 Bedrooms or More	1.6	1.4	- 12.5%
All Bedroom Ranges	1.6	1.5	- 6.3%

03-2025	03-2026	Change
0.5	1.8	+ 260.0%
1.1	1.3	+ 18.2%
1.2	1.0	- 16.7%
1.6	1.3	- 18.8%
1.4	1.2	- 14.3%

03-2025	03-2026	Change
3.0	2.7	- 10.0%
2.2	2.3	+ 4.5%
2.6	2.7	+ 3.8%
2.7	2.7	0.0%
2.5	2.6	+ 4.0%