Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 10

10-Richmond

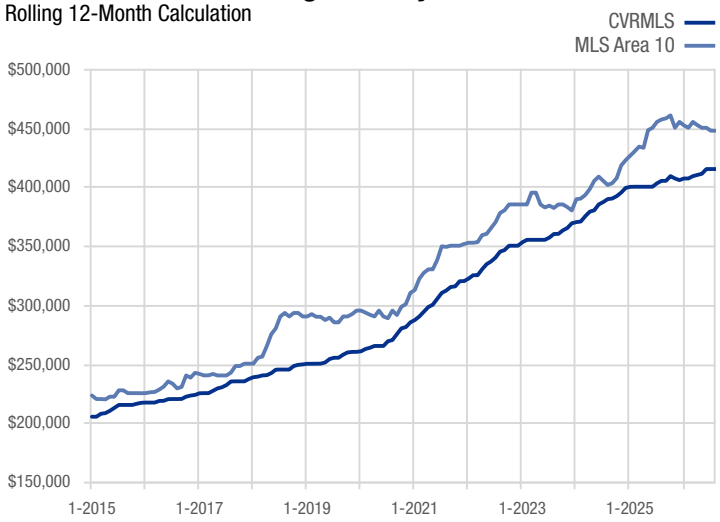
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	58	**69**	+ 19.0%	631	**664**	+ 5.2%
Pending Sales	32	**61**	+ 90.6%	475	**530**	+ 11.6%
Closed Sales	59	**55**	- 6.8%	484	**513**	+ 6.0%
Days on Market Until Sale	23	**39**	+ 69.6%	22	**25**	+ 13.6%
Median Sales Price*	$465,000	**$512,500**	+ 10.2%	$461,000	**$449,950**	- 2.4%
Average Sales Price*	$555,286	**$610,357**	+ 9.9%	$557,901	**$553,178**	- 0.8%
Percent of Original List Price Received*	98.0%	**96.7%**	- 1.3%	99.8%	**98.8%**	- 1.0%
Inventory of Homes for Sale	122	**94**	- 23.0%	—	**—**	—
Months Supply of Inventory	2.2	**1.5**	- 31.8%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	22	**22**	0.0%	226	**262**	+ 15.9%
Pending Sales	14	**16**	+ 14.3%	152	**172**	+ 13.2%
Closed Sales	19	**19**	0.0%	153	**169**	+ 10.5%
Days on Market Until Sale	38	**63**	+ 65.8%	37	**33**	- 10.8%
Median Sales Price*	$299,950	**$360,000**	+ 20.0%	$341,250	**$350,000**	+ 2.6%
Average Sales Price*	$344,858	**$359,142**	+ 4.1%	$394,383	**$395,903**	+ 0.4%
Percent of Original List Price Received*	97.3%	**96.4%**	- 0.9%	98.7%	**98.2%**	- 0.5%
Inventory of Homes for Sale	53	**68**	+ 28.3%	—	**—**	—
Months Supply of Inventory	2.8	**3.6**	+ 28.6%	—	**—**	—

* 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.

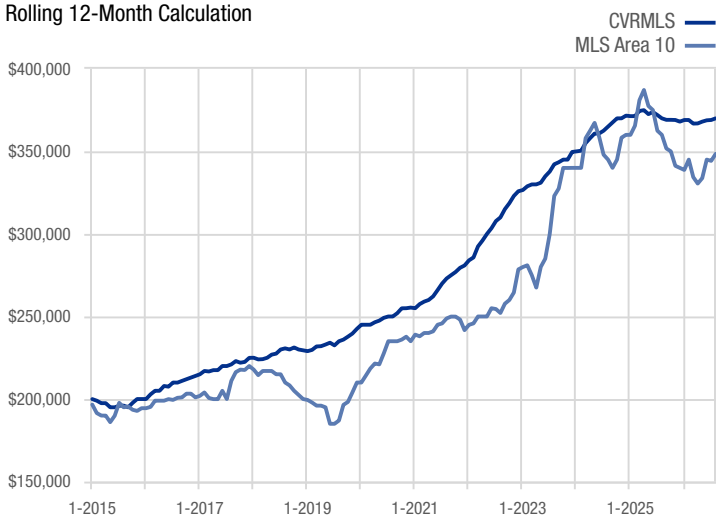
Median Sales Price - Single-Family

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.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.