# Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

# MLS Area 20

20-Richmond

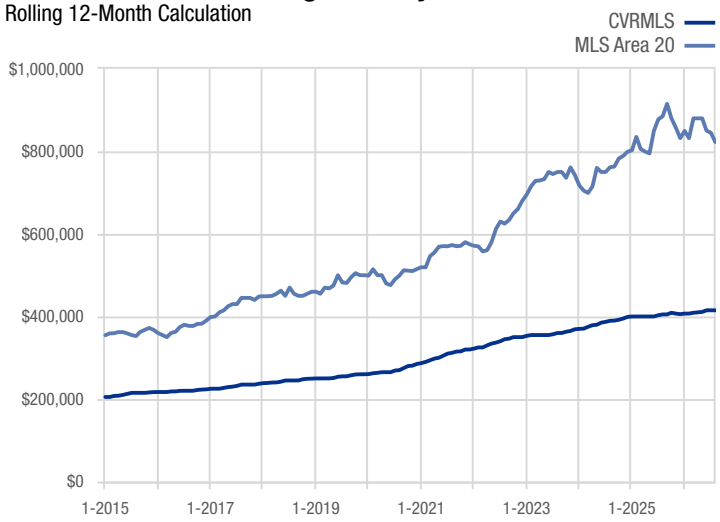
| Single Family | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 24 | **17** | - 29.2% | 213 | **236** | + 10.8% |
| Pending Sales | 7 | **16** | + 128.6% | 180 | **219** | + 21.7% |
| Closed Sales | 19 | **19** | 0.0% | 178 | **204** | + 14.6% |
| Days on Market Until Sale | 14 | **32** | + 128.6% | 14 | **18** | + 28.6% |
| Median Sales Price* | $935,000 | **$699,000** | - 25.2% | $920,000 | **$875,000** | - 4.9% |
| Average Sales Price* | $1,151,584 | **$1,381,564** | + 20.0% | $1,094,978 | **$1,176,430** | + 7.4% |
| Percent of Original List Price Received* | 103.2% | **100.8%** | - 2.3% | 105.0% | **106.7%** | + 1.6% |
| Inventory of Homes for Sale | 30 | **14** | - 53.3% | — | **—** | — |
| Months Supply of Inventory | 1.4 | **0.6** | - 57.1% | — | **—** | — |

| Condo/Town | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 3 | **3** | 0.0% | 33 | **37** | + 12.1% |
| Pending Sales | 4 | **5** | + 25.0% | 22 | **33** | + 50.0% |
| Closed Sales | 2 | **5** | + 150.0% | 21 | **33** | + 57.1% |
| Days on Market Until Sale | 26 | **6** | - 76.9% | 31 | **36** | + 16.1% |
| Median Sales Price* | $1,725,500 | **$424,000** | - 75.4% | $590,000 | **$390,000** | - 33.9% |
| Average Sales Price* | $1,725,500 | **$488,800** | - 71.7% | $668,638 | **$477,803** | - 28.5% |
| Percent of Original List Price Received* | 99.4% | **101.9%** | + 2.5% | 98.8% | **99.0%** | + 0.2% |
| Inventory of Homes for Sale | 8 | **4** | - 50.0% | — | **—** | — |
| Months Supply of Inventory | 2.7 | **1.0** | - 63.0% | — | **—** | — |

* 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.

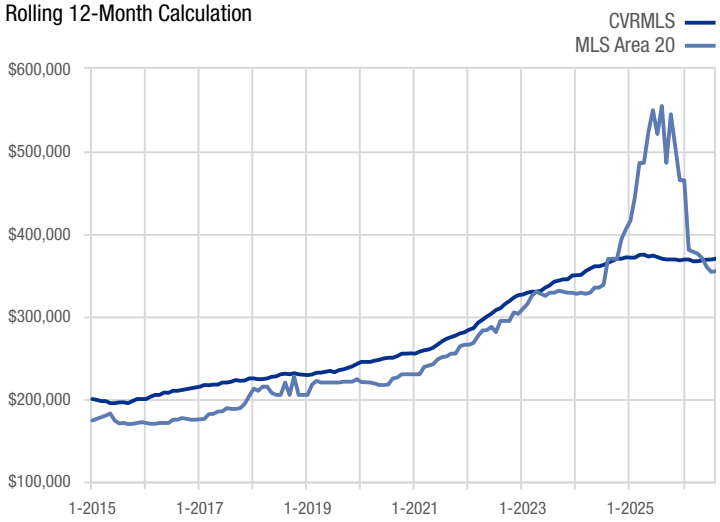
## Median Sales Price - Single-Family

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.