Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 30

30-Richmond

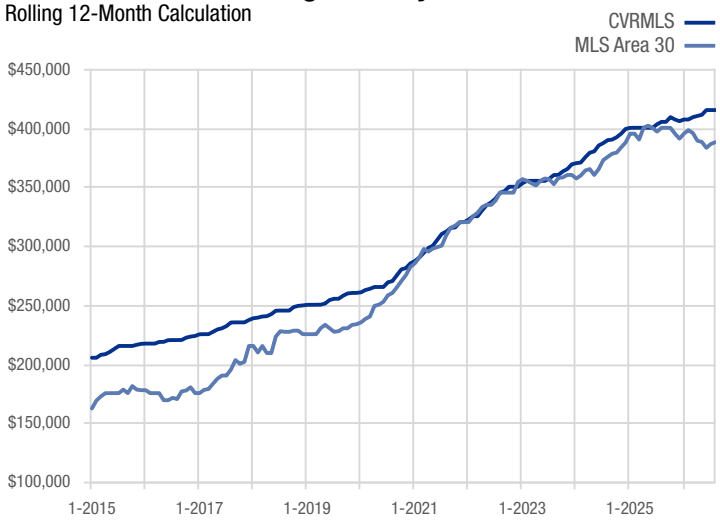
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	42	**44**	+ 4.8%	389	**383**	- 1.5%
Pending Sales	22	**44**	+ 100.0%	260	**291**	+ 11.9%
Closed Sales	30	**25**	- 16.7%	270	**271**	+ 0.4%
Days on Market Until Sale	14	**17**	+ 21.4%	20	**25**	+ 25.0%
Median Sales Price*	$378,500	**$388,967**	+ 2.8%	$395,238	**$383,950**	- 2.9%
Average Sales Price*	$394,671	**$432,191**	+ 9.5%	$412,110	**$416,360**	+ 1.0%
Percent of Original List Price Received*	100.6%	**99.7%**	- 0.9%	99.6%	**99.5%**	- 0.1%
Inventory of Homes for Sale	81	**62**	- 23.5%	—	**—**	—
Months Supply of Inventory	2.6	**1.8**	- 30.8%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**0**	- 100.0%	11	**10**	- 9.1%
Pending Sales	0	**1**	—	8	**11**	+ 37.5%
Closed Sales	1	**0**	- 100.0%	8	**12**	+ 50.0%
Days on Market Until Sale	327	**—**	—	60	**38**	- 36.7%
Median Sales Price*	$449,950	**—**	—	$316,975	**$400,554**	+ 26.4%
Average Sales Price*	$449,950	**—**	—	$334,113	**$391,011**	+ 17.0%
Percent of Original List Price Received*	95.8%	**—**	—	94.4%	**98.1%**	+ 3.9%
Inventory of Homes for Sale	2	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	1.5	**—**	—	—	**—**	—

* 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.

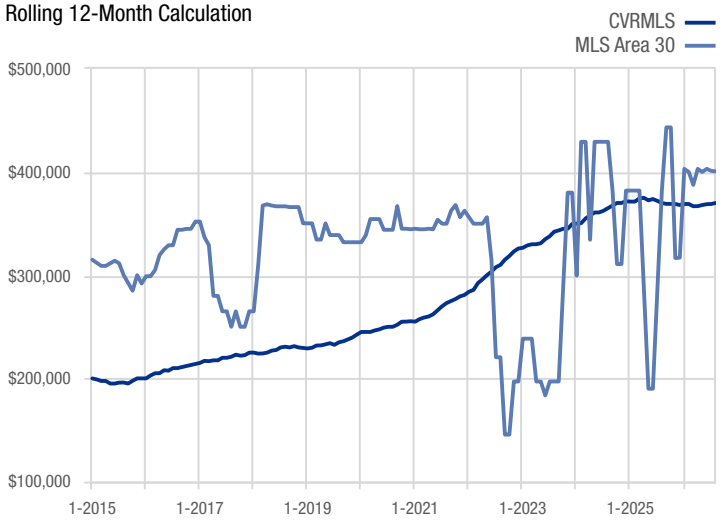
Median Sales Price - Single-Family

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.