Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 60

60-Richmond

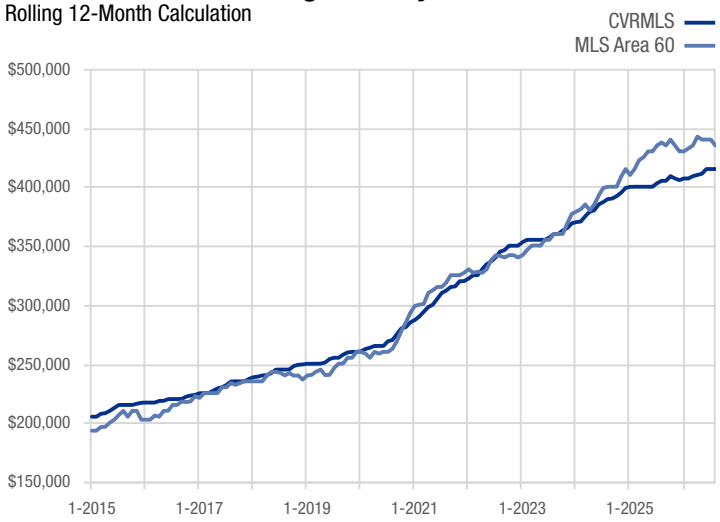
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	66	**52**	- 21.2%	507	**505**	- 0.4%
Pending Sales	47	**48**	+ 2.1%	412	**413**	+ 0.2%
Closed Sales	58	**48**	- 17.2%	395	**399**	+ 1.0%
Days on Market Until Sale	16	**17**	+ 6.3%	16	**18**	+ 12.5%
Median Sales Price*	$472,500	**$337,500**	- 28.6%	$440,000	**$440,000**	0.0%
Average Sales Price*	$502,388	**$456,017**	- 9.2%	$481,820	**$515,624**	+ 7.0%
Percent of Original List Price Received*	101.7%	**100.7%**	- 1.0%	101.8%	**101.2%**	- 0.6%
Inventory of Homes for Sale	84	**53**	- 36.9%	—	**—**	—
Months Supply of Inventory	1.8	**1.1**	- 38.9%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	9	**12**	+ 33.3%	112	**105**	- 6.3%
Pending Sales	10	**6**	- 40.0%	78	**79**	+ 1.3%
Closed Sales	6	**10**	+ 66.7%	77	**85**	+ 10.4%
Days on Market Until Sale	44	**41**	- 6.8%	50	**56**	+ 12.0%
Median Sales Price*	$350,000	**$355,090**	+ 1.5%	$286,480	**$349,995**	+ 22.2%
Average Sales Price*	$369,167	**$392,880**	+ 6.4%	$331,959	**$377,183**	+ 13.6%
Percent of Original List Price Received*	94.9%	**98.9%**	+ 4.2%	97.4%	**97.6%**	+ 0.2%
Inventory of Homes for Sale	32	**28**	- 12.5%	—	**—**	—
Months Supply of Inventory	3.6	**3.2**	- 11.1%	—	**—**	—

* 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.

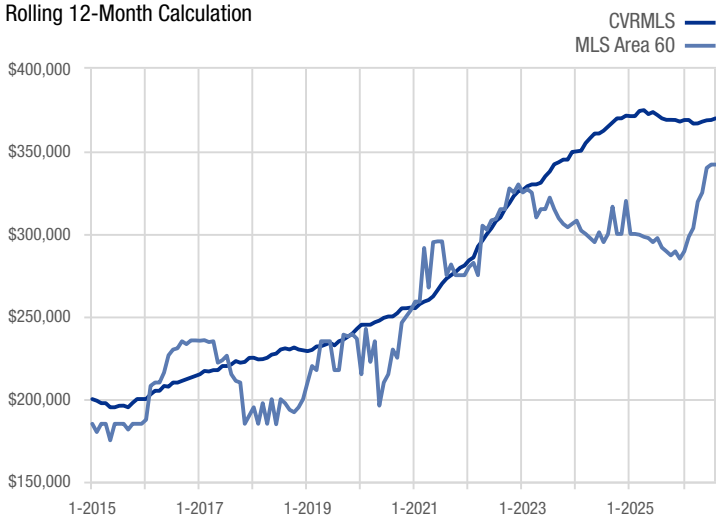
Median Sales Price - Single-Family

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.