Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

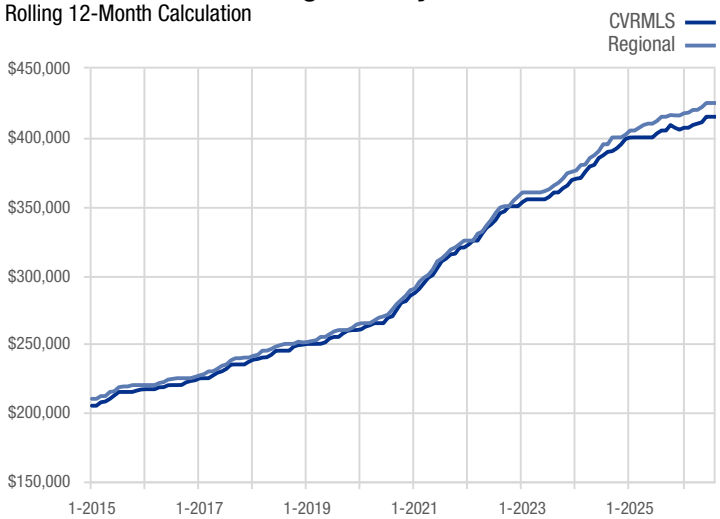
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1,437	**1,381**	- 3.9%	12,434	**12,918**	+ 3.9%
Pending Sales	1,085	**1,134**	+ 4.5%	9,696	**10,007**	+ 3.2%
Closed Sales	1,251	**1,121**	- 10.4%	9,344	**9,636**	+ 3.1%
Days on Market Until Sale	23	**24**	+ 4.3%	26	**26**	0.0%
Median Sales Price*	$417,250	**$438,545**	+ 5.1%	$418,217	**$430,820**	+ 3.0%
Average Sales Price*	$485,571	**$517,064**	+ 6.5%	$487,502	**$512,590**	+ 5.1%
Percent of Original List Price Received*	99.3%	**99.2%**	- 0.1%	100.1%	**99.9%**	- 0.2%
Inventory of Homes for Sale	2,454	**2,427**	- 1.1%	—	—	—
Months Supply of Inventory	2.1	**2.1**	0.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	346	**394**	+ 13.9%	2,822	**3,150**	+ 11.6%
Pending Sales	248	**264**	+ 6.5%	1,995	**2,210**	+ 10.8%
Closed Sales	294	**245**	- 16.7%	1,957	**2,045**	+ 4.5%
Days on Market Until Sale	34	**47**	+ 38.2%	36	**46**	+ 27.8%
Median Sales Price*	$365,750	**$378,185**	+ 3.4%	$369,950	**$373,180**	+ 0.9%
Average Sales Price*	$397,223	**$383,574**	- 3.4%	$397,724	**$395,444**	- 0.6%
Percent of Original List Price Received*	98.1%	**97.5%**	- 0.6%	98.8%	**98.1%**	- 0.7%
Inventory of Homes for Sale	732	**772**	+ 5.5%	—	—	—
Months Supply of Inventory	3.1	**3.0**	- 3.2%	—	—	—

* 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.

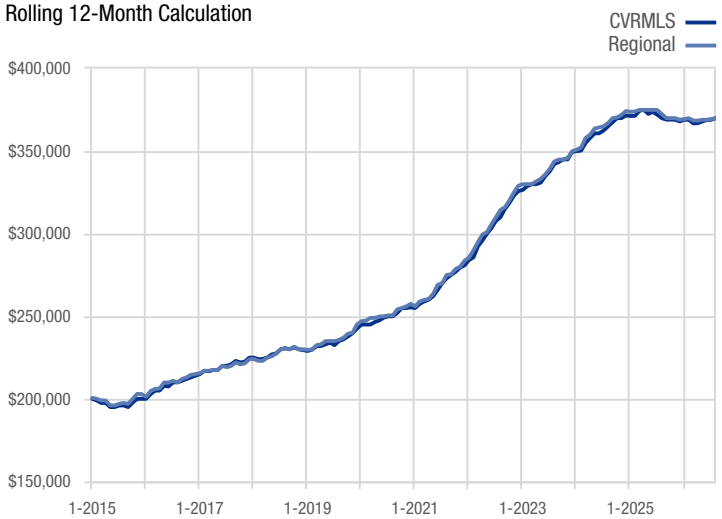
Median Sales Price - Single-Family

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.