Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 10

10-Richmond

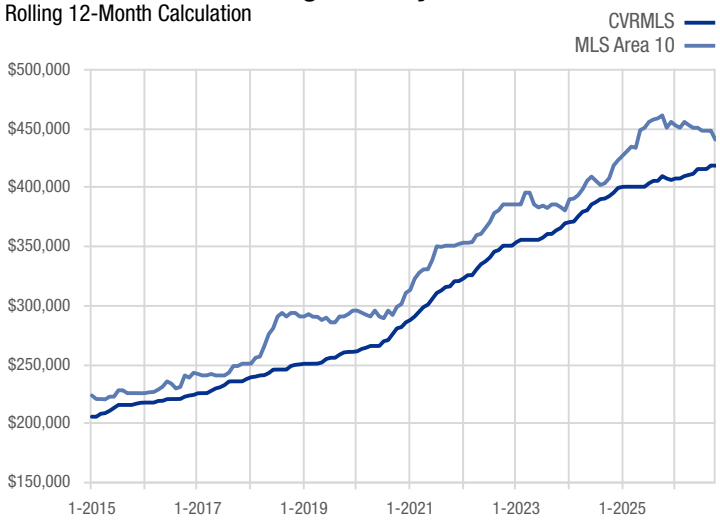
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	83	**78**	- 6.0%	809	**825**	+ 2.0%
Pending Sales	73	**64**	- 12.3%	610	**634**	+ 3.9%
Closed Sales	52	**56**	+ 7.7%	575	**616**	+ 7.1%
Days on Market Until Sale	37	**24**	- 35.1%	23	**25**	+ 8.7%
Median Sales Price*	$590,000	**$442,000**	- 25.1%	$465,000	**$445,000**	- 4.3%
Average Sales Price*	$618,027	**$551,159**	- 10.8%	$560,592	**$550,623**	- 1.8%
Percent of Original List Price Received*	96.6%	**98.4%**	+ 1.9%	99.4%	**98.8%**	- 0.6%
Inventory of Homes for Sale	122	**113**	- 7.4%	—	**—**	—
Months Supply of Inventory	2.1	**1.9**	- 9.5%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	31	**28**	- 9.7%	290	**316**	+ 9.0%
Pending Sales	17	**22**	+ 29.4%	188	**200**	+ 6.4%
Closed Sales	25	**8**	- 68.0%	189	**189**	0.0%
Days on Market Until Sale	35	**36**	+ 2.9%	37	**33**	- 10.8%
Median Sales Price*	$350,000	**$310,000**	- 11.4%	$341,000	**$350,000**	+ 2.6%
Average Sales Price*	$341,347	**$300,063**	- 12.1%	$384,292	**$393,008**	+ 2.3%
Percent of Original List Price Received*	97.4%	**99.0%**	+ 1.6%	98.4%	**98.1%**	- 0.3%
Inventory of Homes for Sale	66	**61**	- 7.6%	—	**—**	—
Months Supply of Inventory	3.6	**3.3**	- 8.3%	—	**—**	—

* 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.

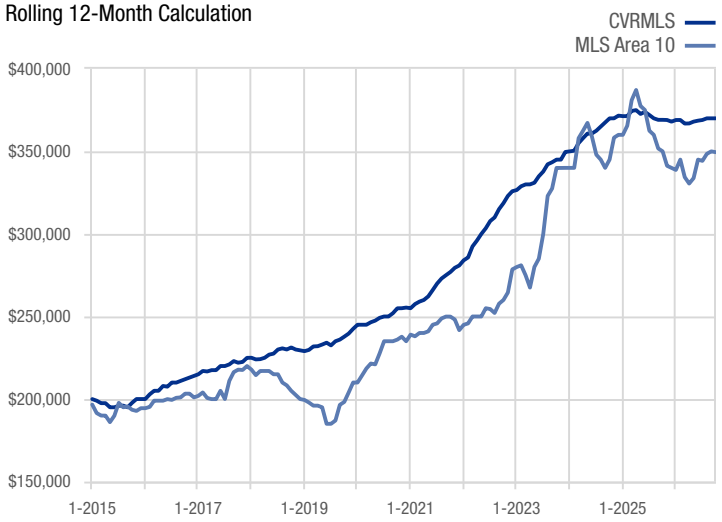
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.