Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 20

20-Richmond

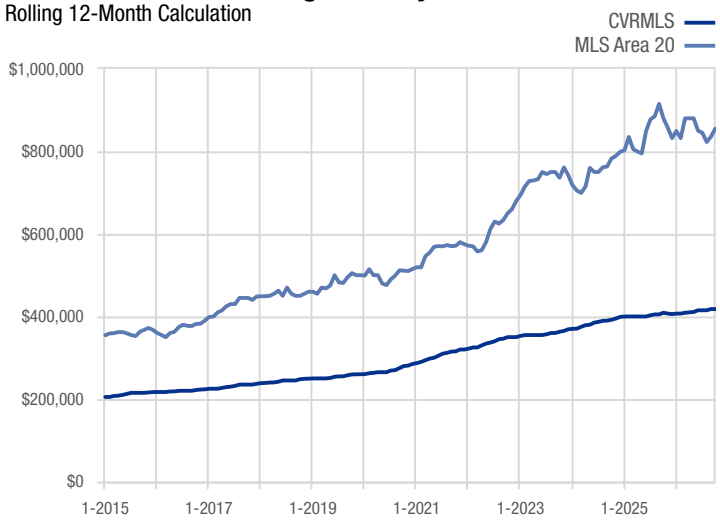
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	29	**27**	- 6.9%	277	**292**	+ 5.4%
Pending Sales	23	**22**	- 4.3%	232	**261**	+ 12.5%
Closed Sales	24	**17**	- 29.2%	217	**249**	+ 14.7%
Days on Market Until Sale	17	**12**	- 29.4%	15	**17**	+ 13.3%
Median Sales Price*	$682,500	**$1,200,000**	+ 75.8%	$857,500	**$877,500**	+ 2.3%
Average Sales Price*	$870,965	**$1,265,531**	+ 45.3%	$1,063,436	**$1,180,975**	+ 11.1%
Percent of Original List Price Received*	99.8%	**103.6%**	+ 3.8%	104.3%	**106.1%**	+ 1.7%
Inventory of Homes for Sale	29	**20**	- 31.0%	—	—	—
Months Supply of Inventory	1.4	**0.9**	- 35.7%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	6	**4**	- 33.3%	43	**49**	+ 14.0%
Pending Sales	3	**3**	0.0%	28	**39**	+ 39.3%
Closed Sales	4	**1**	- 75.0%	30	**38**	+ 26.7%
Days on Market Until Sale	37	**15**	- 59.5%	28	**34**	+ 21.4%
Median Sales Price*	$480,000	**$314,000**	- 34.6%	$555,000	**$360,000**	- 35.1%
Average Sales Price*	$892,025	**$314,000**	- 64.8%	$640,400	**$494,908**	- 22.7%
Percent of Original List Price Received*	94.9%	**98.2%**	+ 3.5%	98.6%	**99.0%**	+ 0.4%
Inventory of Homes for Sale	12	**9**	- 25.0%	—	—	—
Months Supply of Inventory	4.5	**2.3**	- 48.9%	—	—	—

* 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.

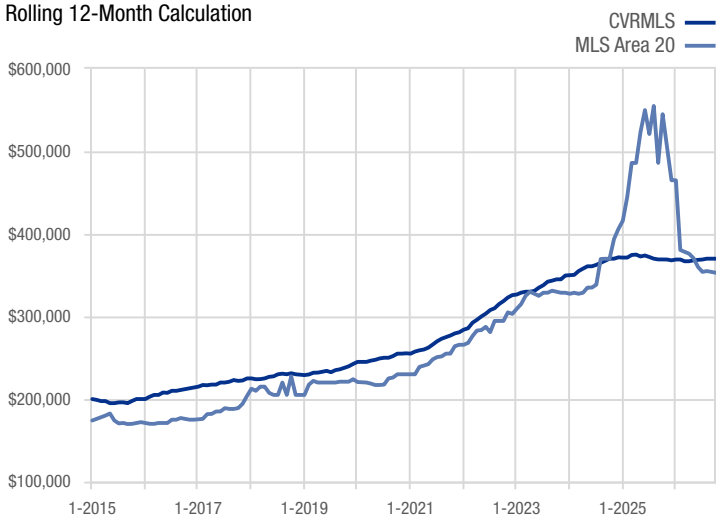
Median Sales Price - Single-Family

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.