Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 30

30-Richmond

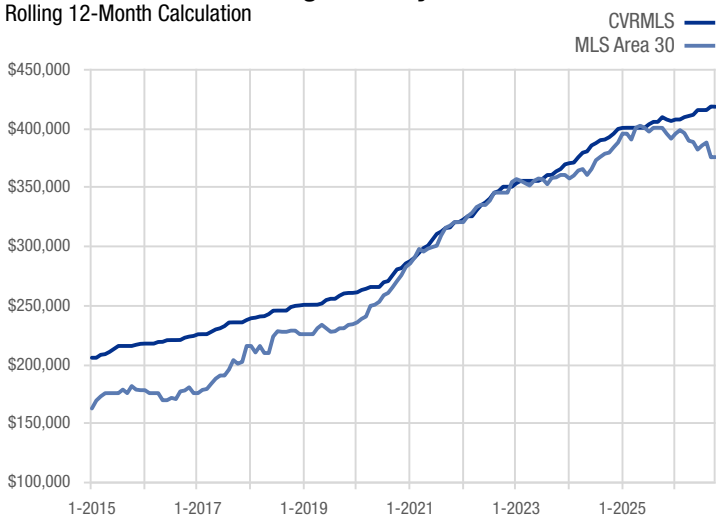
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	45	**38**	- 15.6%	498	**475**	- 4.6%
Pending Sales	34	**24**	- 29.4%	337	**338**	+ 0.3%
Closed Sales	50	**28**	- 44.0%	343	**326**	- 5.0%
Days on Market Until Sale	23	**21**	- 8.7%	21	**25**	+ 19.0%
Median Sales Price*	$363,200	**$398,660**	+ 9.8%	$395,000	**$375,000**	- 5.1%
Average Sales Price*	$404,440	**$410,049**	+ 1.4%	$417,539	**$410,021**	- 1.8%
Percent of Original List Price Received*	96.5%	**99.2%**	+ 2.8%	99.1%	**99.3%**	+ 0.2%
Inventory of Homes for Sale	78	**80**	+ 2.6%	—	—	—
Months Supply of Inventory	2.4	**2.5**	+ 4.2%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	2	**1**	- 50.0%	16	**11**	- 31.3%
Pending Sales	1	**1**	0.0%	9	**12**	+ 33.3%
Closed Sales	0	**0**	0.0%	8	**13**	+ 62.5%
Days on Market Until Sale	—	—	—	60	**35**	- 41.7%
Median Sales Price*	—	—	—	$316,975	**$400,000**	+ 26.2%
Average Sales Price*	—	—	—	$334,113	**$378,626**	+ 13.3%
Percent of Original List Price Received*	—	—	—	94.4%	**98.5%**	+ 4.3%
Inventory of Homes for Sale	5	**0**	- 100.0%	—	—	—
Months Supply of Inventory	3.9	—	—	—	—	—

* 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.

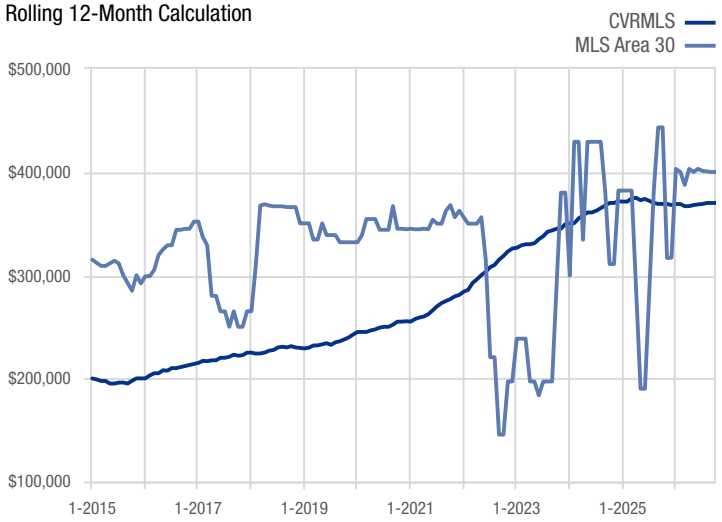
Median Sales Price - Single-Family

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.