Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 50

50-Richmond

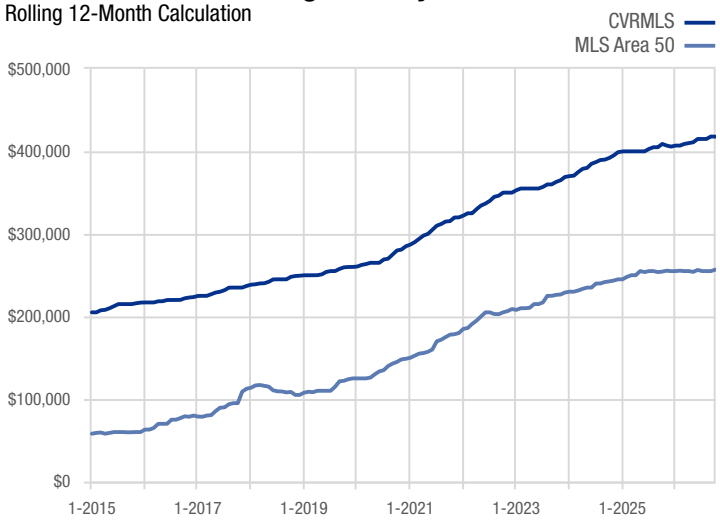
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	45	**36**	- 20.0%	397	**335**	- 15.6%
Pending Sales	21	**20**	- 4.8%	263	**228**	- 13.3%
Closed Sales	28	**13**	- 53.6%	250	**241**	- 3.6%
Days on Market Until Sale	19	**17**	- 10.5%	25	**27**	+ 8.0%
Median Sales Price*	$240,593	**$275,000**	+ 14.3%	$254,950	**$258,000**	+ 1.2%
Average Sales Price*	$243,581	**$267,820**	+ 10.0%	$259,628	**$264,440**	+ 1.9%
Percent of Original List Price Received*	99.8%	**93.5%**	- 6.3%	99.0%	**97.8%**	- 1.2%
Inventory of Homes for Sale	79	**59**	- 25.3%	—	**—**	—
Months Supply of Inventory	3.2	**2.5**	- 21.9%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**12**	+ 500.0%	56	**62**	+ 10.7%
Pending Sales	1	**6**	+ 500.0%	31	**31**	0.0%
Closed Sales	5	**2**	- 60.0%	30	**25**	- 16.7%
Days on Market Until Sale	16	**9**	- 43.8%	19	**49**	+ 157.9%
Median Sales Price*	$307,290	**$265,408**	- 13.6%	$301,108	**$295,910**	- 1.7%
Average Sales Price*	$304,492	**$265,408**	- 12.8%	$291,195	**$270,363**	- 7.2%
Percent of Original List Price Received*	99.2%	**99.2%**	0.0%	100.3%	**98.4%**	- 1.9%
Inventory of Homes for Sale	14	**19**	+ 35.7%	—	**—**	—
Months Supply of Inventory	4.7	**5.7**	+ 21.3%	—	**—**	—

* 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.

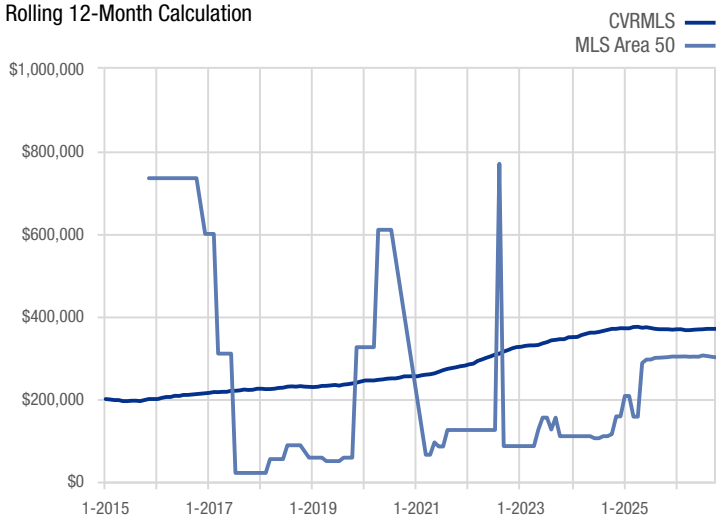
Median Sales Price - Single-Family

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.