Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 60

60-Richmond

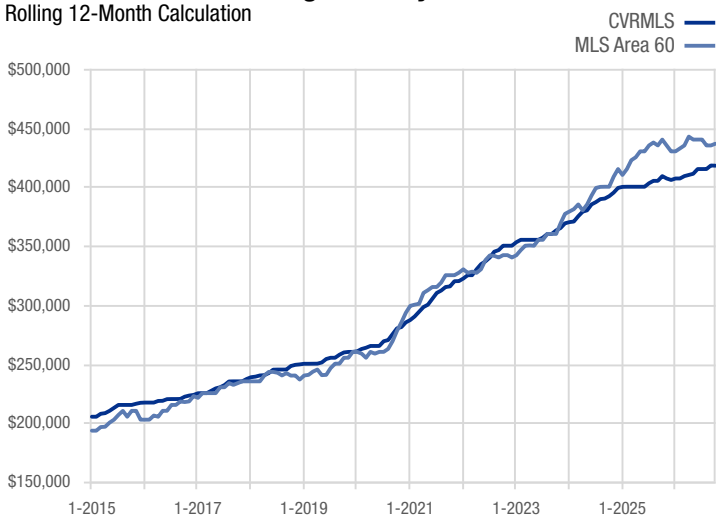
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	51	**53**	+ 3.9%	626	**636**	+ 1.6%
Pending Sales	44	**42**	- 4.5%	503	**505**	+ 0.4%
Closed Sales	49	**56**	+ 14.3%	488	**497**	+ 1.8%
Days on Market Until Sale	18	**27**	+ 50.0%	16	**19**	+ 18.8%
Median Sales Price*	$445,000	**$445,750**	+ 0.2%	$435,000	**$440,000**	+ 1.1%
Average Sales Price*	$549,295	**$492,909**	- 10.3%	$482,313	**$508,088**	+ 5.3%
Percent of Original List Price Received*	98.8%	**99.6%**	+ 0.8%	101.2%	**101.0%**	- 0.2%
Inventory of Homes for Sale	80	**74**	- 7.5%	—	**—**	—
Months Supply of Inventory	1.7	**1.6**	- 5.9%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	8	**18**	+ 125.0%	132	**137**	+ 3.8%
Pending Sales	5	**5**	0.0%	93	**92**	- 1.1%
Closed Sales	9	**8**	- 11.1%	92	**98**	+ 6.5%
Days on Market Until Sale	64	**51**	- 20.3%	51	**54**	+ 5.9%
Median Sales Price*	$219,000	**$384,750**	+ 75.7%	$283,980	**$350,000**	+ 23.2%
Average Sales Price*	$298,889	**$403,061**	+ 34.9%	$324,959	**$380,726**	+ 17.2%
Percent of Original List Price Received*	95.2%	**97.1%**	+ 2.0%	97.1%	**97.7%**	+ 0.6%
Inventory of Homes for Sale	32	**39**	+ 21.9%	—	**—**	—
Months Supply of Inventory	3.6	**4.5**	+ 25.0%	—	**—**	—

* 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.

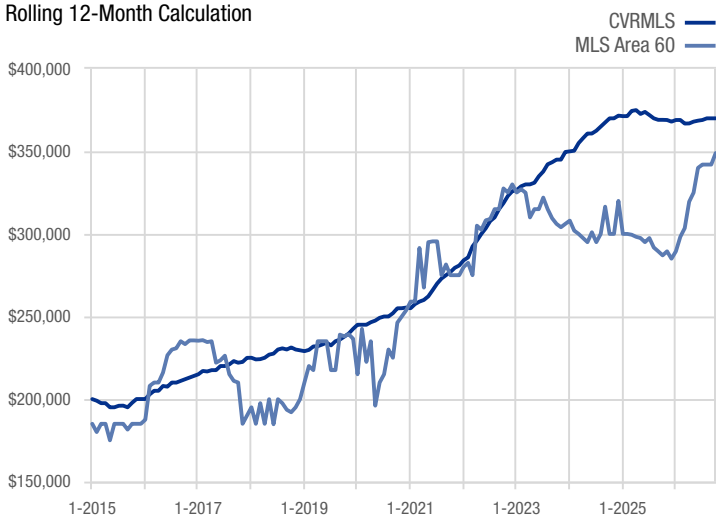
Median Sales Price - Single-Family

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.