Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

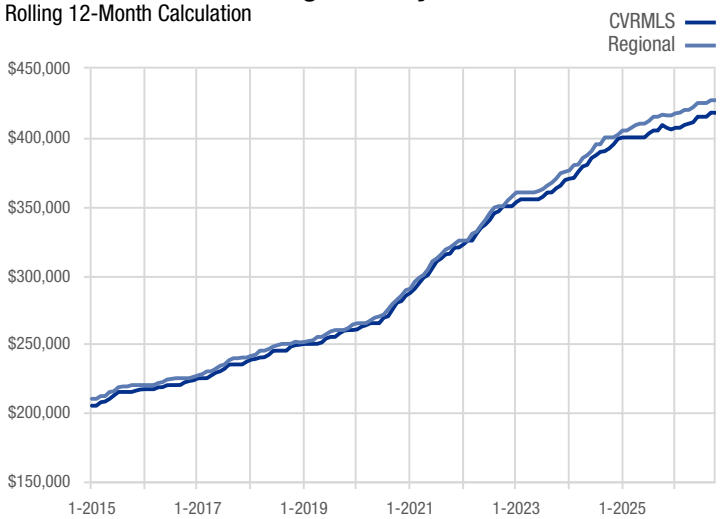
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1,613	**1,488**	- 7.7%	15,678	**16,177**	+ 3.2%
Pending Sales	1,236	**1,047**	- 15.3%	12,115	**11,980**	- 1.1%
Closed Sales	1,222	**1,011**	- 17.3%	11,671	**11,704**	+ 0.3%
Days on Market Until Sale	28	**27**	- 3.6%	27	**27**	0.0%
Median Sales Price*	$422,000	**$420,000**	- 0.5%	$418,000	**$430,000**	+ 2.9%
Average Sales Price*	$503,723	**$505,364**	+ 0.3%	$488,089	**$510,678**	+ 4.6%
Percent of Original List Price Received*	98.6%	**98.7%**	+ 0.1%	99.8%	**99.7%**	- 0.1%
Inventory of Homes for Sale	2,541	**2,803**	+ 10.3%	—	**—**	—
Months Supply of Inventory	2.2	**2.5**	+ 13.6%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	373	**341**	- 8.6%	3,554	**3,873**	+ 9.0%
Pending Sales	222	**218**	- 1.8%	2,450	**2,615**	+ 6.7%
Closed Sales	260	**207**	- 20.4%	2,457	**2,475**	+ 0.7%
Days on Market Until Sale	38	**41**	+ 7.9%	36	**44**	+ 22.2%
Median Sales Price*	$370,840	**$376,235**	+ 1.5%	$369,460	**$372,585**	+ 0.8%
Average Sales Price*	$397,660	**$394,832**	- 0.7%	$396,591	**$395,391**	- 0.3%
Percent of Original List Price Received*	98.3%	**98.0%**	- 0.3%	98.7%	**98.1%**	- 0.6%
Inventory of Homes for Sale	799	**843**	+ 5.5%	—	**—**	—
Months Supply of Inventory	3.4	**3.4**	0.0%	—	**—**	—

* 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.

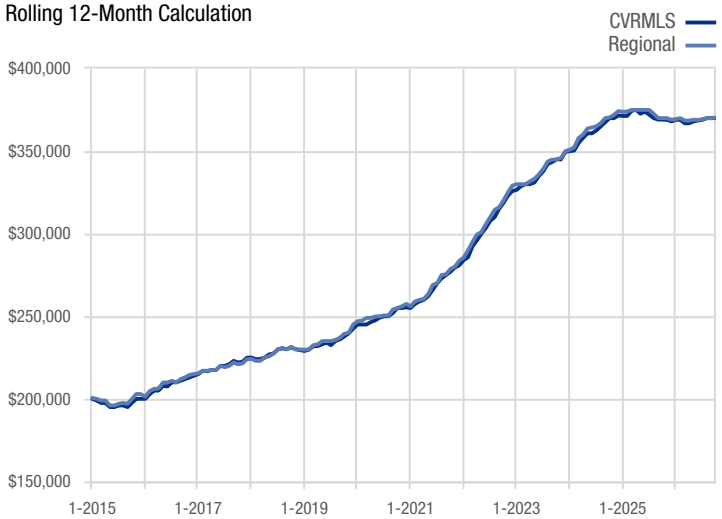
Median Sales Price - Single-Family

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.