Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Richmond City

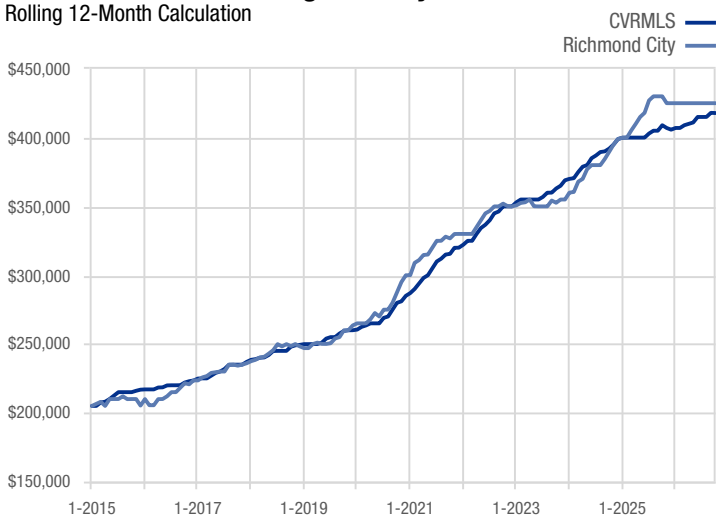
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	253	**232**	- 8.3%	2,607	**2,563**	- 1.7%
Pending Sales	195	**172**	- 11.8%	1,945	**1,966**	+ 1.1%
Closed Sales	203	**170**	- 16.3%	1,873	**1,929**	+ 3.0%
Days on Market Until Sale	24	**23**	- 4.2%	20	**23**	+ 15.0%
Median Sales Price*	$428,000	**$444,000**	+ 3.7%	$430,000	**$430,000**	0.0%
Average Sales Price*	$528,652	**$558,543**	+ 5.7%	$533,669	**$561,047**	+ 5.1%
Percent of Original List Price Received*	98.0%	**99.1%**	+ 1.1%	100.3%	**100.3%**	0.0%
Inventory of Homes for Sale	388	**346**	- 10.8%	—	**—**	—
Months Supply of Inventory	2.1	**1.9**	- 9.5%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	49	**63**	+ 28.6%	537	**575**	+ 7.1%
Pending Sales	27	**37**	+ 37.0%	349	**374**	+ 7.2%
Closed Sales	43	**19**	- 55.8%	349	**363**	+ 4.0%
Days on Market Until Sale	39	**38**	- 2.6%	39	**40**	+ 2.6%
Median Sales Price*	$312,013	**$320,000**	+ 2.6%	$315,000	**$348,495**	+ 10.6%
Average Sales Price*	$379,401	**$340,516**	- 10.2%	$381,513	**$391,418**	+ 2.6%
Percent of Original List Price Received*	96.9%	**98.2%**	+ 1.3%	98.1%	**98.1%**	0.0%
Inventory of Homes for Sale	129	**128**	- 0.8%	—	**—**	—
Months Supply of Inventory	3.8	**3.6**	- 5.3%	—	**—**	—

* 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.

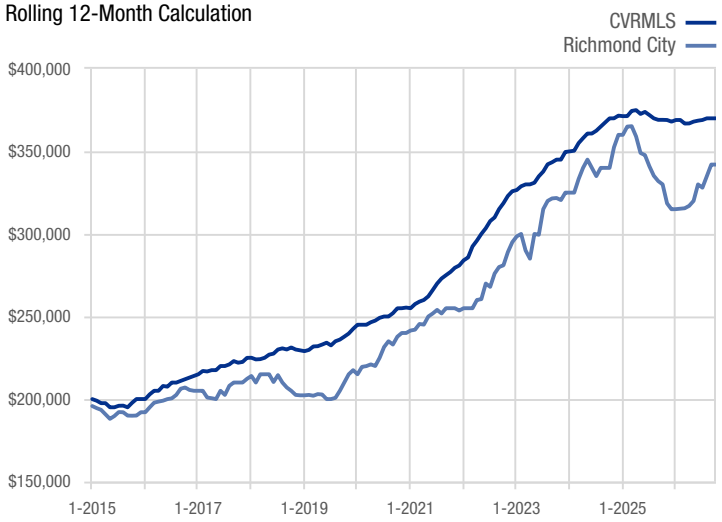
Median Sales Price - Single-Family

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.