Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Richmond Metro

Chesterfield, Hanover, Henrico, and Richmond City

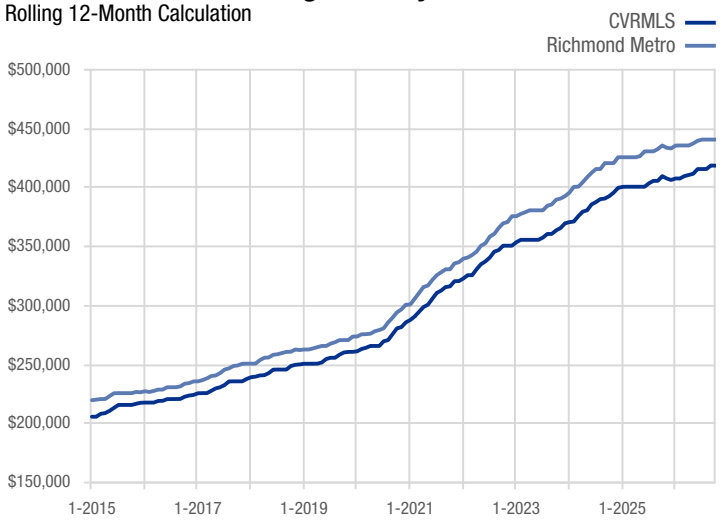
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1,170	**1,097**	- 6.2%	11,844	**12,070**	+ 1.9%
Pending Sales	941	**823**	- 12.5%	9,322	**9,251**	- 0.8%
Closed Sales	975	**775**	- 20.5%	9,032	**9,006**	- 0.3%
Days on Market Until Sale	25	**24**	- 4.0%	24	**24**	0.0%
Median Sales Price*	$435,000	**$429,000**	- 1.4%	$435,000	**$445,000**	+ 2.3%
Average Sales Price*	$516,078	**$513,700**	- 0.5%	$508,680	**$527,317**	+ 3.7%
Percent of Original List Price Received*	98.8%	**98.8%**	0.0%	100.2%	**100.1%**	- 0.1%
Inventory of Homes for Sale	1,745	**1,897**	+ 8.7%	—	**—**	—
Months Supply of Inventory	2.0	**2.2**	+ 10.0%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	336	**329**	- 2.1%	3,354	**3,643**	+ 8.6%
Pending Sales	213	**207**	- 2.8%	2,329	**2,455**	+ 5.4%
Closed Sales	247	**191**	- 22.7%	2,325	**2,324**	- 0.0%
Days on Market Until Sale	38	**41**	+ 7.9%	36	**42**	+ 16.7%
Median Sales Price*	$370,690	**$379,990**	+ 2.5%	$369,990	**$375,000**	+ 1.4%
Average Sales Price*	$393,283	**$397,842**	+ 1.2%	$395,570	**$397,875**	+ 0.6%
Percent of Original List Price Received*	98.1%	**97.9%**	- 0.2%	98.7%	**98.1%**	- 0.6%
Inventory of Homes for Sale	733	**780**	+ 6.4%	—	**—**	—
Months Supply of Inventory	3.3	**3.3**	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.

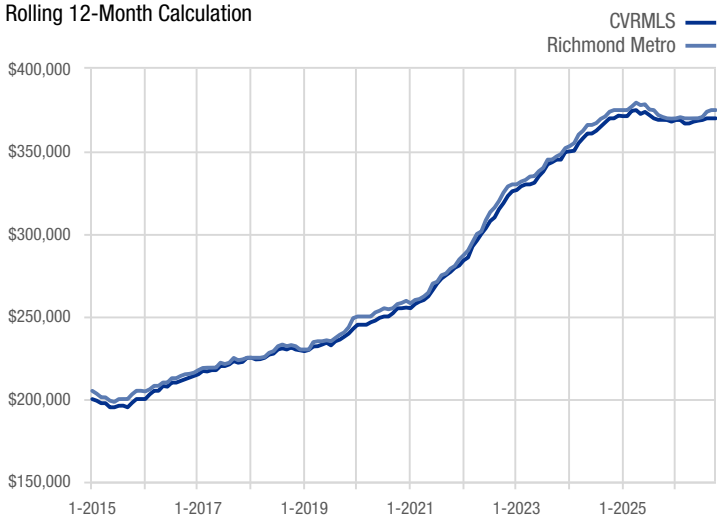
Median Sales Price - Single-Family

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.