

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 10

10-Richmond

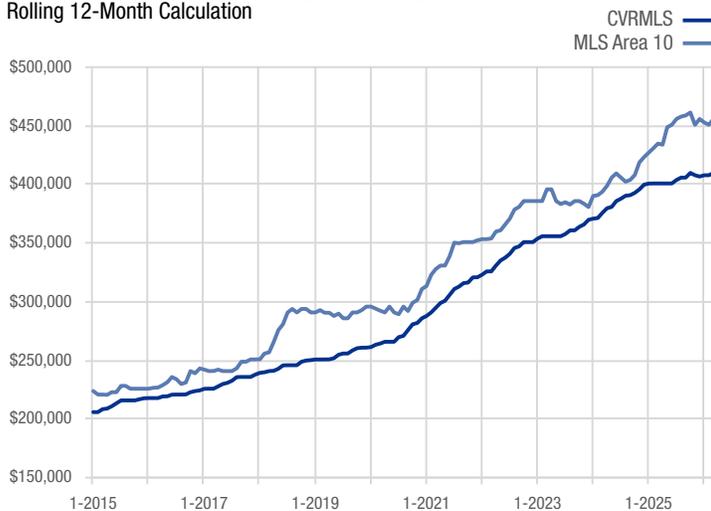
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	84	78	- 7.1%	230	215	- 6.5%
Pending Sales	63	76	+ 20.6%	195	182	- 6.7%
Closed Sales	83	49	- 41.0%	166	143	- 13.9%
Days on Market Until Sale	25	27	+ 8.0%	27	35	+ 29.6%
Median Sales Price*	\$424,700	\$456,000	+ 7.4%	\$435,000	\$405,000	- 6.9%
Average Sales Price*	\$503,849	\$569,382	+ 13.0%	\$525,022	\$512,552	- 2.4%
Percent of Original List Price Received*	100.3%	98.6%	- 1.7%	99.8%	97.4%	- 2.4%
Inventory of Homes for Sale	85	73	- 14.1%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	30	41	+ 36.7%	77	93	+ 20.8%
Pending Sales	21	24	+ 14.3%	50	60	+ 20.0%
Closed Sales	23	17	- 26.1%	48	47	- 2.1%
Days on Market Until Sale	40	36	- 10.0%	40	45	+ 12.5%
Median Sales Price*	\$459,190	\$318,000	- 30.7%	\$399,381	\$347,000	- 13.1%
Average Sales Price*	\$427,975	\$341,991	- 20.1%	\$404,113	\$400,585	- 0.9%
Percent of Original List Price Received*	97.7%	97.9%	+ 0.2%	97.2%	97.7%	+ 0.5%
Inventory of Homes for Sale	42	68	+ 61.9%	—	—	—
Months Supply of Inventory	2.2	3.8	+ 72.7%	—	—	—

* 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.

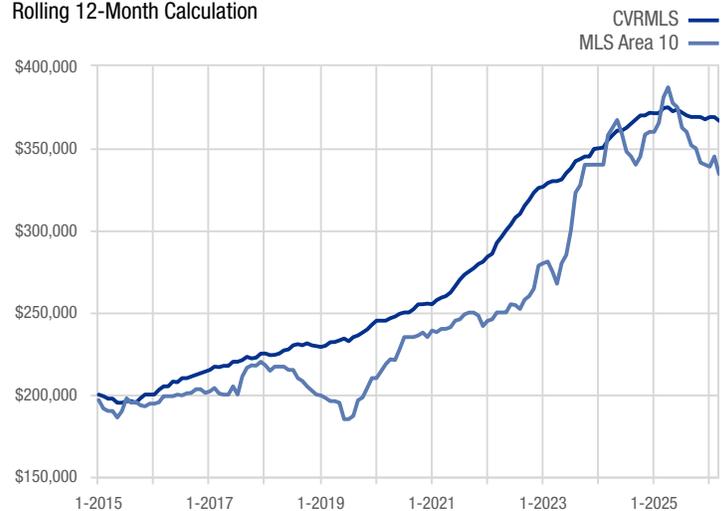
Median Sales Price - Single-Family

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.