

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 20

20-Richmond

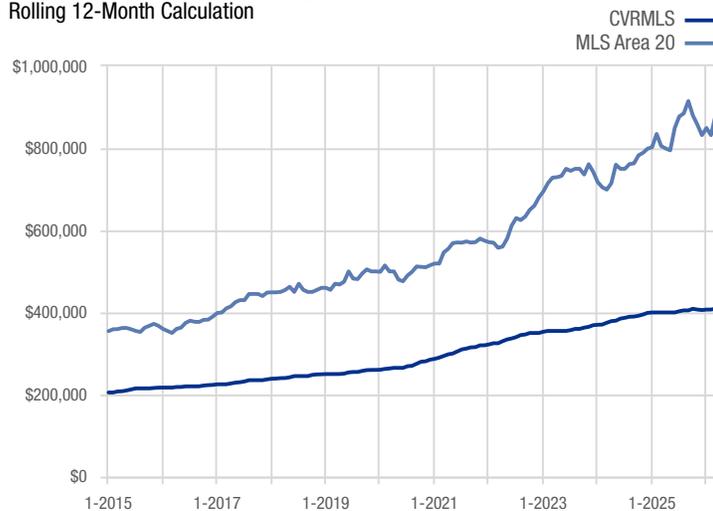
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	25	36	+ 44.0%	63	82	+ 30.2%
Pending Sales	28	28	0.0%	61	68	+ 11.5%
Closed Sales	18	28	+ 55.6%	42	52	+ 23.8%
Days on Market Until Sale	30	22	- 26.7%	21	26	+ 23.8%
Median Sales Price*	\$611,500	\$880,000	+ 43.9%	\$632,578	\$862,500	+ 36.3%
Average Sales Price*	\$755,325	\$1,130,339	+ 49.6%	\$882,550	\$1,018,576	+ 15.4%
Percent of Original List Price Received*	100.5%	103.8%	+ 3.3%	104.3%	103.3%	- 1.0%
Inventory of Homes for Sale	9	21	+ 133.3%	—	—	—
Months Supply of Inventory	0.4	1.0	+ 150.0%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	10	6	- 40.0%	18	14	- 22.2%
Pending Sales	4	3	- 25.0%	8	9	+ 12.5%
Closed Sales	2	1	- 50.0%	7	8	+ 14.3%
Days on Market Until Sale	10	6	- 40.0%	23	64	+ 178.3%
Median Sales Price*	\$439,975	\$305,000	- 30.7%	\$580,000	\$382,500	- 34.1%
Average Sales Price*	\$439,975	\$305,000	- 30.7%	\$548,200	\$439,750	- 19.8%
Percent of Original List Price Received*	99.6%	97.8%	- 1.8%	99.6%	95.6%	- 4.0%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	3.9	2.5	- 35.9%	—	—	—

* 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.

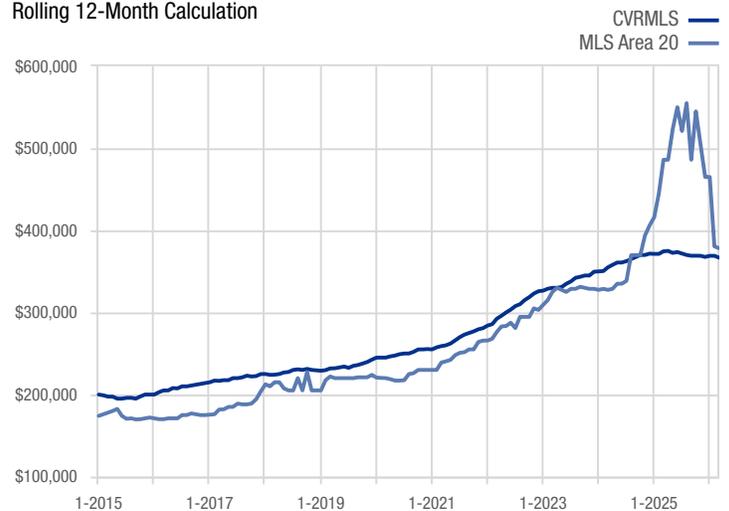
Median Sales Price - Single-Family

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.