

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

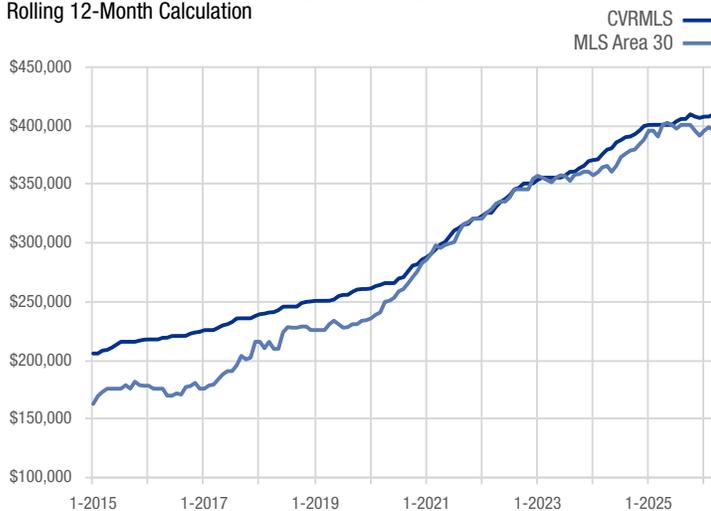
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	56	48	- 14.3%	135	131	- 3.0%
Pending Sales	41	48	+ 17.1%	87	114	+ 31.0%
Closed Sales	22	35	+ 59.1%	77	87	+ 13.0%
Days on Market Until Sale	34	49	+ 44.1%	26	39	+ 50.0%
Median Sales Price*	\$382,500	\$362,000	- 5.4%	\$352,000	\$375,000	+ 6.5%
Average Sales Price*	\$358,759	\$370,176	+ 3.2%	\$352,805	\$385,195	+ 9.2%
Percent of Original List Price Received*	98.7%	96.0%	- 2.7%	98.7%	96.8%	- 1.9%
Inventory of Homes for Sale	59	43	- 27.1%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	3	2	- 33.3%	7	8	+ 14.3%
Pending Sales	2	4	+ 100.0%	5	7	+ 40.0%
Closed Sales	0	1	—	0	4	—
Days on Market Until Sale	—	21	—	—	48	—
Median Sales Price*	—	\$375,000	—	—	\$387,500	—
Average Sales Price*	—	\$375,000	—	—	\$389,019	—
Percent of Original List Price Received*	—	100.0%	—	—	97.1%	—
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	3.1	1.7	- 45.2%	—	—	—

* 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.

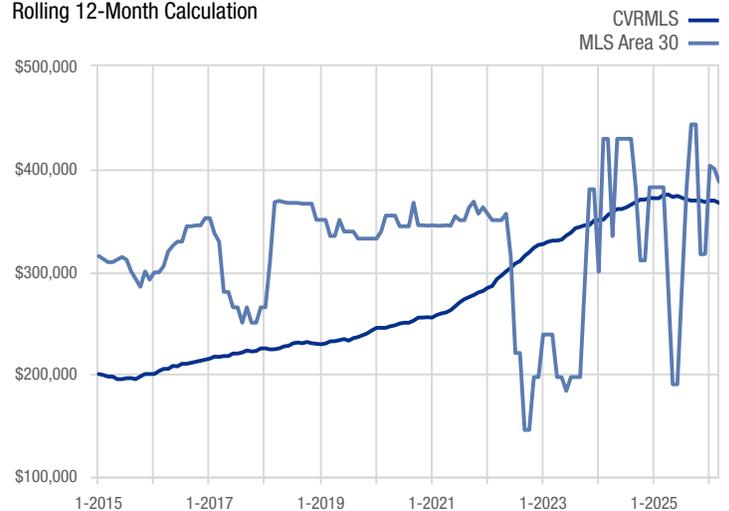
Median Sales Price - Single-Family

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.