

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

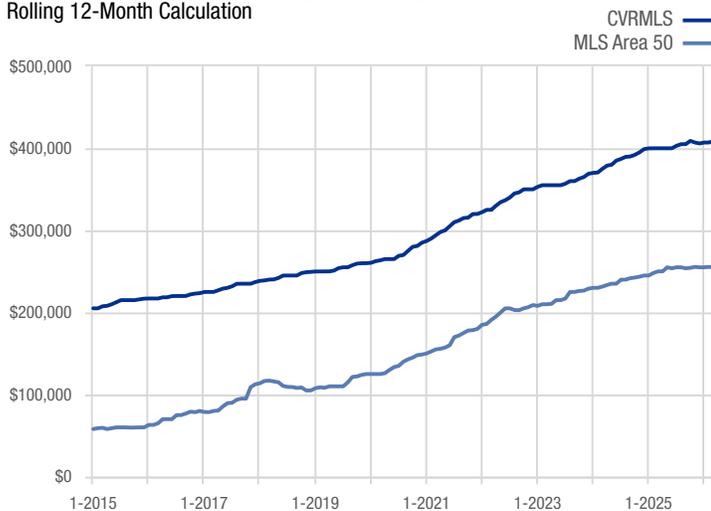
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	33	21	- 36.4%	107	97	- 9.3%
Pending Sales	21	39	+ 85.7%	80	94	+ 17.5%
Closed Sales	30	28	- 6.7%	67	76	+ 13.4%
Days on Market Until Sale	37	26	- 29.7%	30	31	+ 3.3%
Median Sales Price*	\$275,500	\$243,500	- 11.6%	\$260,000	\$265,000	+ 1.9%
Average Sales Price*	\$268,506	\$252,026	- 6.1%	\$258,285	\$267,798	+ 3.7%
Percent of Original List Price Received*	97.7%	96.7%	- 1.0%	100.0%	97.1%	- 2.9%
Inventory of Homes for Sale	50	26	- 48.0%	—	—	—
Months Supply of Inventory	1.8	0.9	- 50.0%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	9	3	- 66.7%	21	10	- 52.4%
Pending Sales	5	2	- 60.0%	15	8	- 46.7%
Closed Sales	1	2	+ 100.0%	1	4	+ 300.0%
Days on Market Until Sale	3	52	+ 1,633.3%	3	51	+ 1,600.0%
Median Sales Price*	\$157,250	\$303,350	+ 92.9%	\$157,250	\$303,350	+ 92.9%
Average Sales Price*	\$157,250	\$303,350	+ 92.9%	\$157,250	\$303,350	+ 92.9%
Percent of Original List Price Received*	95.3%	97.0%	+ 1.8%	95.3%	97.3%	+ 2.1%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

* 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.

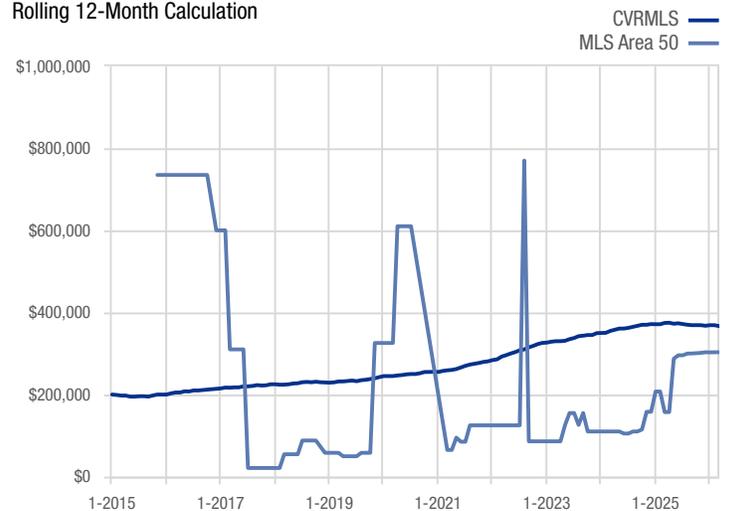
Median Sales Price - Single-Family

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.