

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

60-Richmond

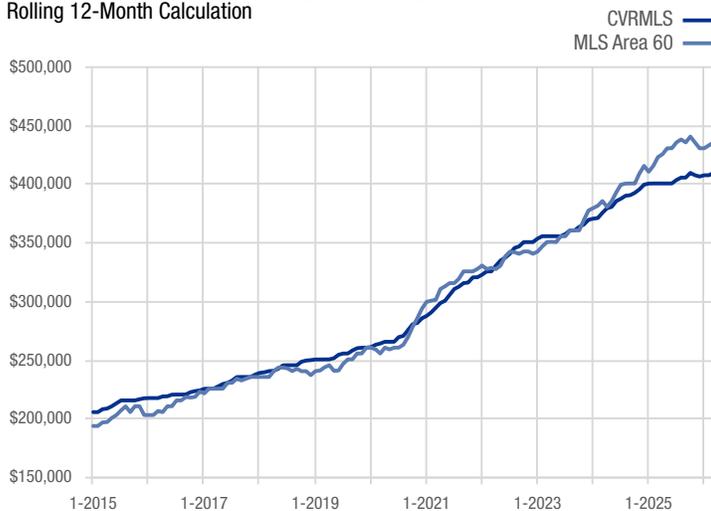
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	67	75	+ 11.9%	160	160	0.0%
Pending Sales	65	52	- 20.0%	135	117	- 13.3%
Closed Sales	41	43	+ 4.9%	105	94	- 10.5%
Days on Market Until Sale	17	19	+ 11.8%	21	25	+ 19.0%
Median Sales Price*	\$434,950	\$450,000	+ 3.5%	\$420,000	\$440,000	+ 4.8%
Average Sales Price*	\$467,107	\$530,995	+ 13.7%	\$459,521	\$472,100	+ 2.7%
Percent of Original List Price Received*	101.4%	102.5%	+ 1.1%	100.2%	99.3%	- 0.9%
Inventory of Homes for Sale	46	60	+ 30.4%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	10	12	+ 20.0%	36	36	0.0%
Pending Sales	12	11	- 8.3%	31	27	- 12.9%
Closed Sales	13	11	- 15.4%	25	28	+ 12.0%
Days on Market Until Sale	38	67	+ 76.3%	36	59	+ 63.9%
Median Sales Price*	\$280,000	\$350,000	+ 25.0%	\$281,585	\$346,000	+ 22.9%
Average Sales Price*	\$267,053	\$340,909	+ 27.7%	\$297,598	\$387,030	+ 30.1%
Percent of Original List Price Received*	96.7%	95.8%	- 0.9%	96.9%	97.0%	+ 0.1%
Inventory of Homes for Sale	28	26	- 7.1%	—	—	—
Months Supply of Inventory	2.7	3.1	+ 14.8%	—	—	—

* 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.

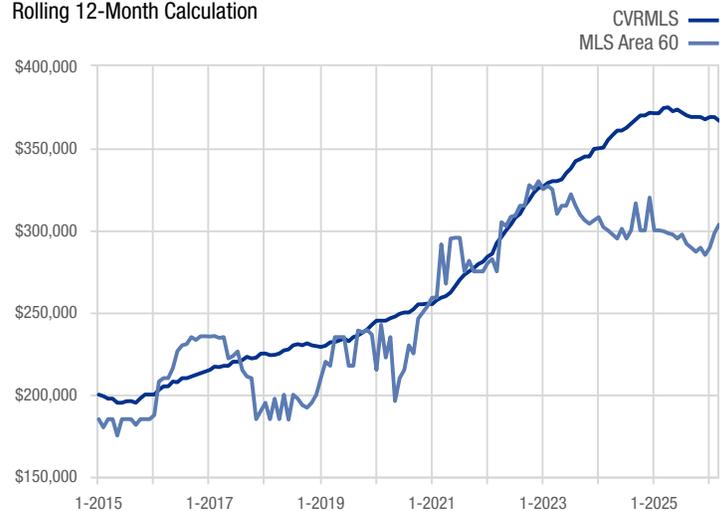
Median Sales Price - Single-Family

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.