

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

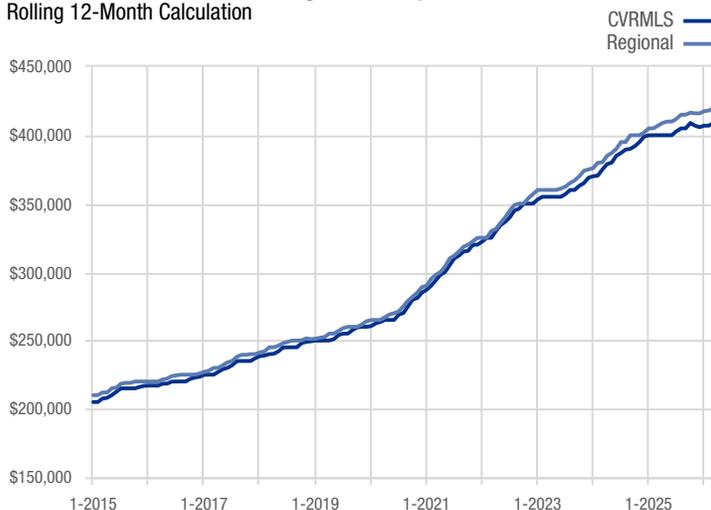
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	1,594	1,657	+ 4.0%	3,937	4,149	+ 5.4%
Pending Sales	1,352	1,513	+ 11.9%	3,224	3,567	+ 10.6%
Closed Sales	1,045	1,147	+ 9.8%	2,658	2,812	+ 5.8%
Days on Market Until Sale	33	36	+ 9.1%	34	38	+ 11.8%
Median Sales Price*	\$409,990	\$423,995	+ 3.4%	\$399,000	\$409,000	+ 2.5%
Average Sales Price*	\$463,649	\$491,966	+ 6.1%	\$458,118	\$478,130	+ 4.4%
Percent of Original List Price Received*	99.9%	100.0%	+ 0.1%	99.4%	98.8%	- 0.6%
Inventory of Homes for Sale	1,772	1,633	- 7.8%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	351	425	+ 21.1%	943	1,075	+ 14.0%
Pending Sales	272	320	+ 17.6%	710	769	+ 8.3%
Closed Sales	229	235	+ 2.6%	561	597	+ 6.4%
Days on Market Until Sale	38	47	+ 23.7%	40	50	+ 25.0%
Median Sales Price*	\$395,000	\$360,000	- 8.9%	\$371,500	\$373,043	+ 0.4%
Average Sales Price*	\$410,842	\$391,685	- 4.7%	\$395,523	\$397,580	+ 0.5%
Percent of Original List Price Received*	99.1%	98.2%	- 0.9%	98.4%	97.8%	- 0.6%
Inventory of Homes for Sale	582	662	+ 13.7%	—	—	—
Months Supply of Inventory	2.5	2.7	+ 8.0%	—	—	—

* 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.

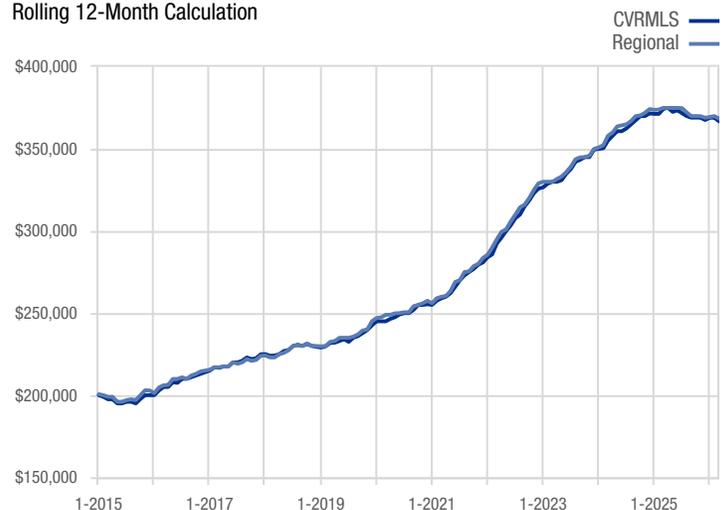
Median Sales Price - Single-Family

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.

Current as of April 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.