

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Richmond City

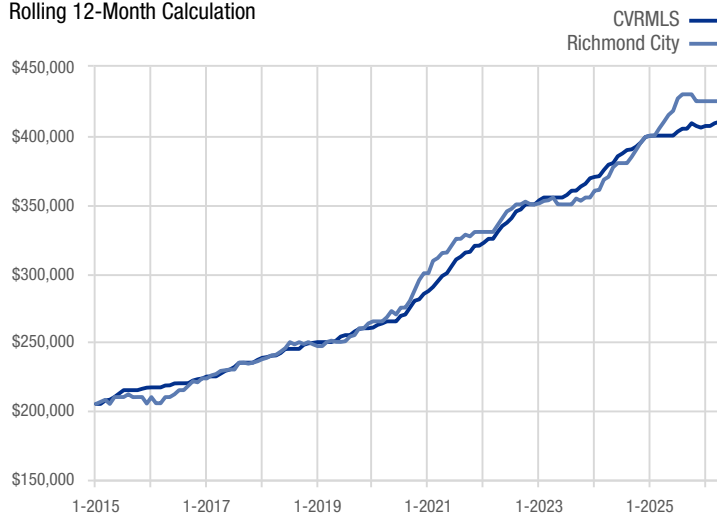
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	312	327	+ 4.8%	1,007	1,026	+ 1.9%
Pending Sales	233	272	+ 16.7%	791	832	+ 5.2%
Closed Sales	209	226	+ 8.1%	666	678	+ 1.8%
Days on Market Until Sale	15	22	+ 46.7%	22	29	+ 31.8%
Median Sales Price*	\$419,900	\$425,000	+ 1.2%	\$405,000	\$410,000	+ 1.2%
Average Sales Price*	\$549,689	\$552,619	+ 0.5%	\$499,936	\$515,672	+ 3.1%
Percent of Original List Price Received*	102.7%	101.7%	- 1.0%	101.0%	99.4%	- 1.6%
Inventory of Homes for Sale	302	268	- 11.3%	—	—	—
Months Supply of Inventory	1.6	1.4	- 12.5%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	86	71	- 17.4%	245	234	- 4.5%
Pending Sales	46	54	+ 17.4%	155	164	+ 5.8%
Closed Sales	46	46	0.0%	127	137	+ 7.9%
Days on Market Until Sale	38	37	- 2.6%	37	46	+ 24.3%
Median Sales Price*	\$321,750	\$325,000	+ 1.0%	\$321,000	\$334,000	+ 4.0%
Average Sales Price*	\$374,567	\$357,308	- 4.6%	\$378,442	\$382,260	+ 1.0%
Percent of Original List Price Received*	98.1%	97.9%	- 0.2%	97.6%	97.5%	- 0.1%
Inventory of Homes for Sale	116	118	+ 1.7%	—	—	—
Months Supply of Inventory	3.2	3.5	+ 9.4%	—	—	—

* 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.

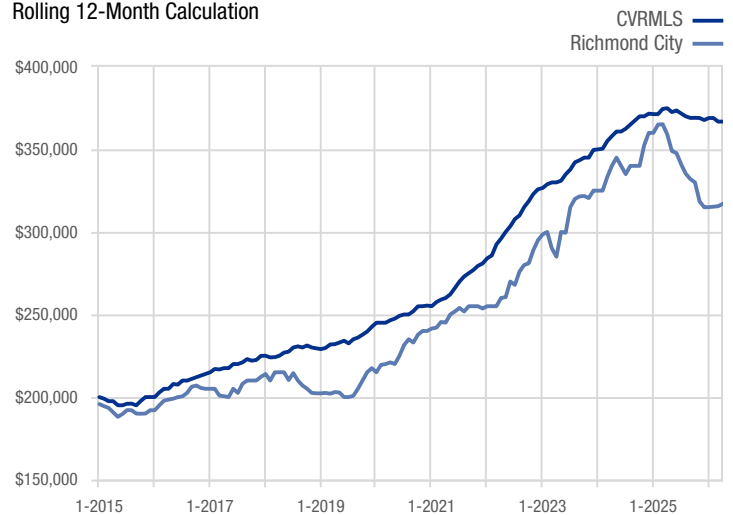
Median Sales Price - Single-Family

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.