

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



Richmond County

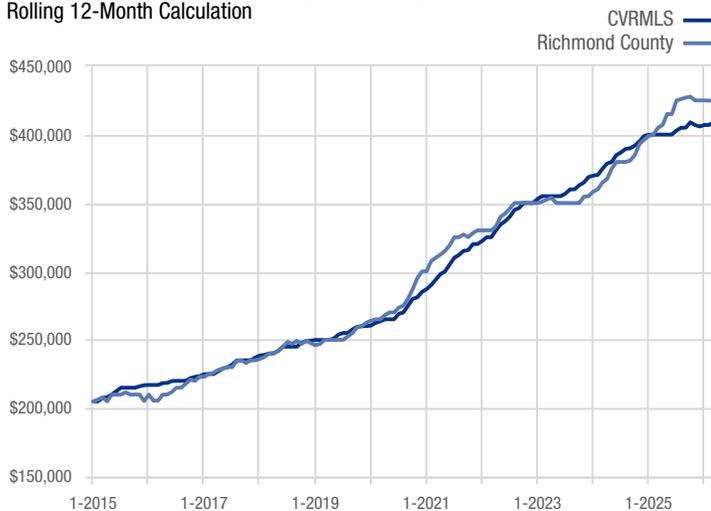
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	270	261	- 3.3%	715	696	- 2.7%
Pending Sales	223	247	+ 10.8%	566	584	+ 3.2%
Closed Sales	196	184	- 6.1%	469	457	- 2.6%
Days on Market Until Sale	26	29	+ 11.5%	26	33	+ 26.9%
Median Sales Price*	\$413,500	\$434,500	+ 5.1%	\$398,000	\$403,000	+ 1.3%
Average Sales Price*	\$467,767	\$559,850	+ 19.7%	\$471,755	\$496,450	+ 5.2%
Percent of Original List Price Received*	99.9%	99.5%	- 0.4%	100.0%	98.2%	- 1.8%
Inventory of Homes for Sale	268	236	- 11.9%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	62	64	+ 3.2%	159	161	+ 1.3%
Pending Sales	44	44	0.0%	109	111	+ 1.8%
Closed Sales	39	32	- 17.9%	81	91	+ 12.3%
Days on Market Until Sale	37	46	+ 24.3%	37	51	+ 37.8%
Median Sales Price*	\$330,000	\$319,000	- 3.3%	\$321,000	\$349,495	+ 8.9%
Average Sales Price*	\$368,008	\$339,080	- 7.9%	\$380,642	\$395,014	+ 3.8%
Percent of Original List Price Received*	97.4%	97.2%	- 0.2%	97.3%	97.2%	- 0.1%
Inventory of Homes for Sale	96	112	+ 16.7%	—	—	—
Months Supply of Inventory	2.7	3.3	+ 22.2%	—	—	—

* 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.

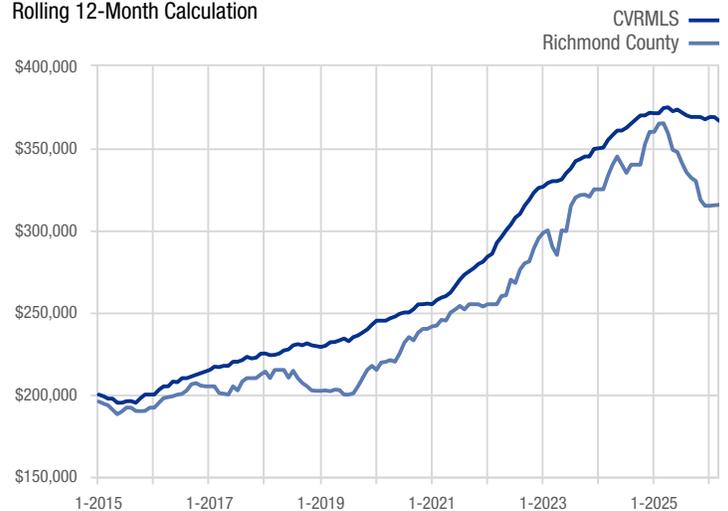
Median Sales Price - Single-Family

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.