

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Richmond Metro

Chesterfield, Hanover, Henrico, and Richmond City

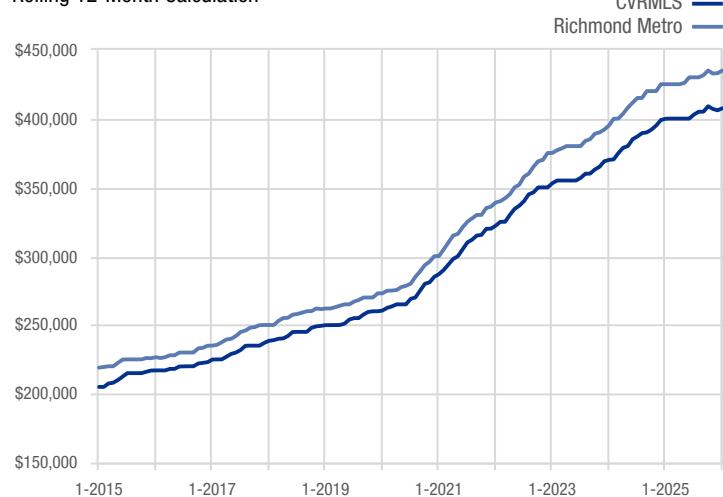
Single Family		January			Year to Date		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		907	851	- 6.2%	907	851	- 6.2%
Pending Sales		647	781	+ 20.7%	647	781	+ 20.7%
Closed Sales		569	563	- 1.1%	569	563	- 1.1%
Days on Market Until Sale		32	37	+ 15.6%	32	37	+ 15.6%
Median Sales Price*		\$400,000	\$401,750	+ 0.4%	\$400,000	\$401,750	+ 0.4%
Average Sales Price*		\$469,296	\$475,454	+ 1.3%	\$469,296	\$475,454	+ 1.3%
Percent of Original List Price Received*		99.3%	97.8%	- 1.5%	99.3%	97.8%	- 1.5%
Inventory of Homes for Sale		1,199	1,004	- 16.3%	—	—	—
Months Supply of Inventory		1.4	1.1	- 21.4%	—	—	—

Condo/Town		January			Year to Date		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		269	302	+ 12.3%	269	302	+ 12.3%
Pending Sales		182	209	+ 14.8%	182	209	+ 14.8%
Closed Sales		140	160	+ 14.3%	140	160	+ 14.3%
Days on Market Until Sale		42	48	+ 14.3%	42	48	+ 14.3%
Median Sales Price*		\$349,860	\$379,000	+ 8.3%	\$349,860	\$379,000	+ 8.3%
Average Sales Price*		\$375,172	\$399,638	+ 6.5%	\$375,172	\$399,638	+ 6.5%
Percent of Original List Price Received*		97.3%	96.9%	- 0.4%	97.3%	96.9%	- 0.4%
Inventory of Homes for Sale		546	544	- 0.4%	—	—	—
Months Supply of Inventory		2.6	2.4	- 7.7%	—	—	—

* 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.

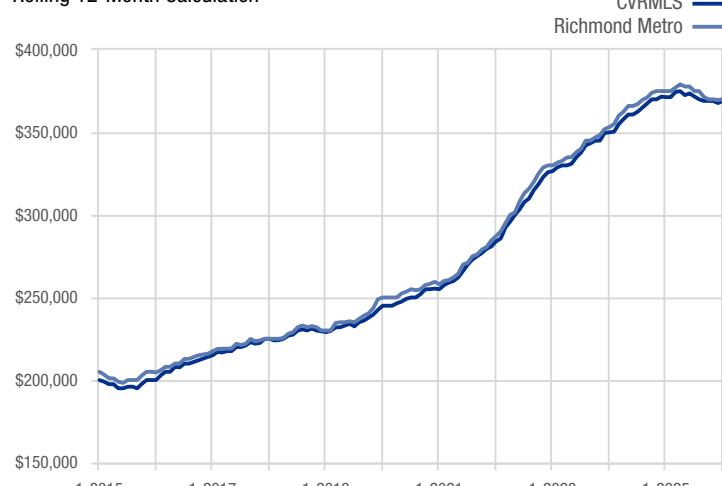
Median Sales Price - Single-Family

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.