

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



Richmond Metro

Chesterfield, Hanover, Henrico, and Richmond City

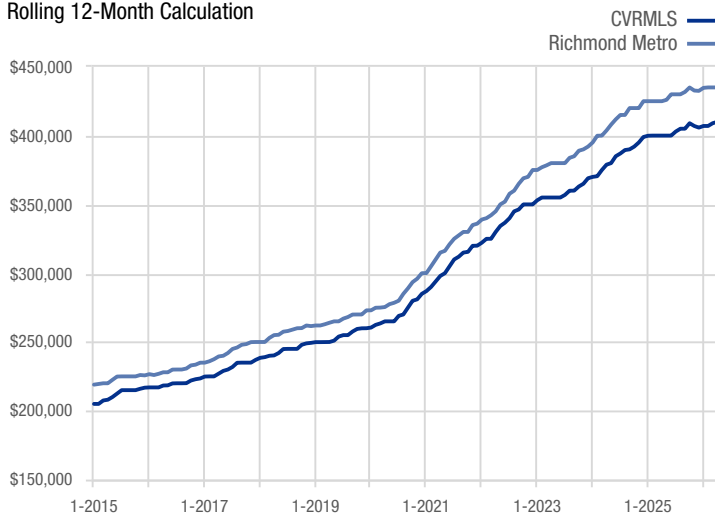
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1,498	1,432	- 4.4%	4,465	4,610	+ 3.2%
Pending Sales	1,101	1,188	+ 7.9%	3,539	3,834	+ 8.3%
Closed Sales	930	1,016	+ 9.2%	2,946	3,148	+ 6.9%
Days on Market Until Sale	22	20	- 9.1%	29	30	+ 3.4%
Median Sales Price*	\$430,000	\$445,000	+ 3.5%	\$420,000	\$430,000	+ 2.4%
Average Sales Price*	\$508,090	\$519,820	+ 2.3%	\$486,484	\$498,818	+ 2.5%
Percent of Original List Price Received*	101.7%	101.6%	- 0.1%	100.3%	99.9%	- 0.4%
Inventory of Homes for Sale	1,477	1,289	- 12.7%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	431	380	- 11.8%	1,319	1,393	+ 5.6%
Pending Sales	245	316	+ 29.0%	914	1,032	+ 12.9%
Closed Sales	241	260	+ 7.9%	766	822	+ 7.3%
Days on Market Until Sale	37	42	+ 13.5%	39	46	+ 17.9%
Median Sales Price*	\$377,455	\$371,895	- 1.5%	\$375,000	\$375,000	0.0%
Average Sales Price*	\$394,528	\$393,456	- 0.3%	\$393,656	\$396,715	+ 0.8%
Percent of Original List Price Received*	99.2%	98.5%	- 0.7%	98.6%	97.9%	- 0.7%
Inventory of Homes for Sale	642	584	- 9.0%	—	—	—
Months Supply of Inventory	2.9	2.5	- 13.8%	—	—	—

* 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.

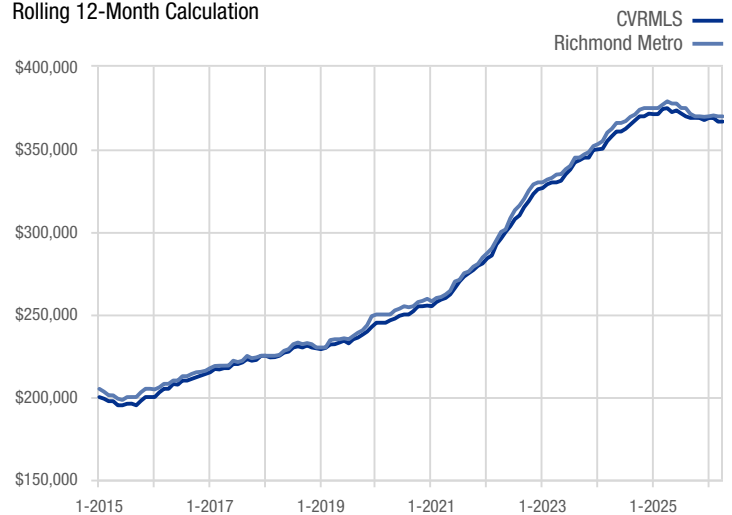
Median Sales Price - Single-Family

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.