Monthly Indicators

Richmond Metro

September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings decreased 2.9 percent for Single Family homes but increased 1.8 percent for Condo/Town homes. Pending Sales decreased 13.9 percent for Single Family homes and 9.9 percent for Condo/Town homes. Inventory increased 5.1 percent for Single Family homes and 4.7 percent for Condo/Town homes.

Median Sales Price increased 4.7 percent to $450,000 for Single Family homes and 2.4 percent to $369,475 for Condo/Town homes. Days on Market decreased 13.3 percent for Single Family homes and 10.3 percent for Condo/Town homes. Months Supply of Inventory increased 5.0 percent for Single Family homes but decreased 3.1 percent for Condo/Town homes.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

- 5.7%	+ 3.7%	+ 5.0%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

This report covers residential real estate activity in Chesterfield, Hanover, Henrico, and Richmond City. Percent changes are calculated using rounded figures.

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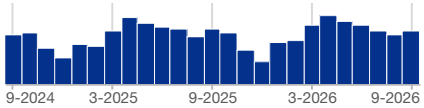
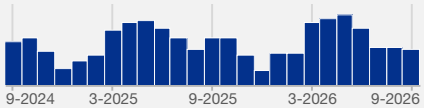
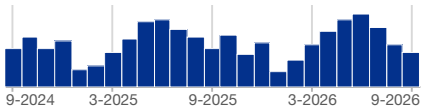
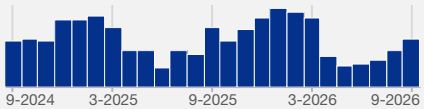
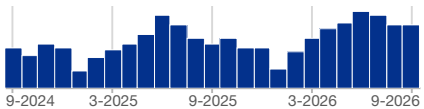
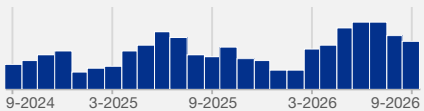
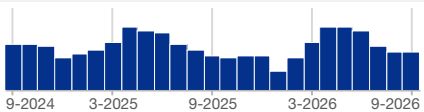
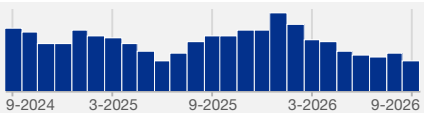
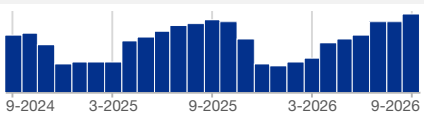
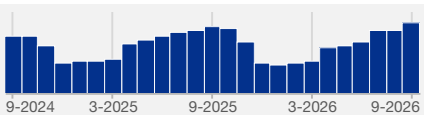
Current as of October 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.

Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

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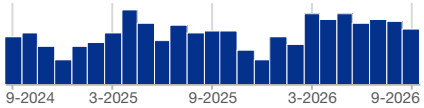
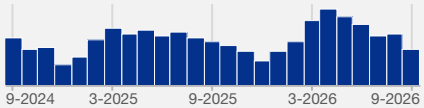
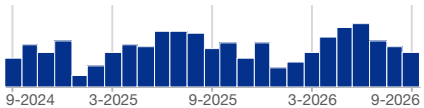
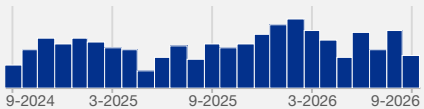
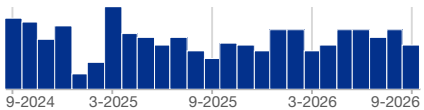
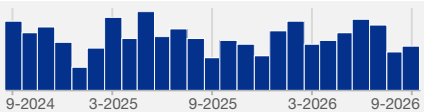
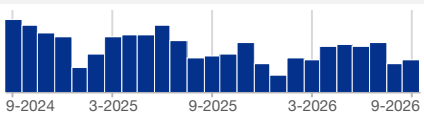
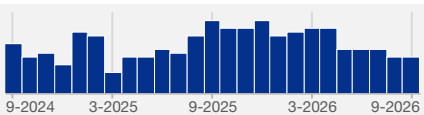
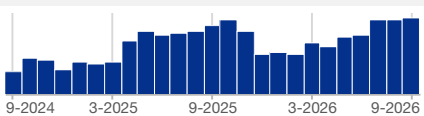
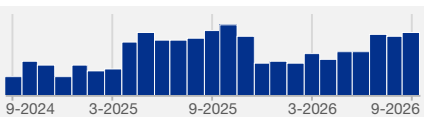
Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,246	**1,210**	- 2.9%	10,675	**10,927**	+ 2.4%
Pending Sales		932	**802**	- 13.9%	8,382	**8,457**	+ 0.9%
Closed Sales		828	**782**	- 5.6%	8,056	**8,225**	+ 2.1%
Days on Market Until Sale		30	**26**	- 13.3%	24	**24**	0.0%
Median Sales Price		$430,000	**$450,000**	+ 4.7%	$435,000	**$449,000**	+ 3.2%
Average Sales Price		$496,367	**$524,167**	+ 5.6%	$507,765	**$528,583**	+ 4.1%
Pct. of Orig. Price Received		99.1%	**99.5%**	+ 0.4%	100.3%	**100.3%**	0.0%
Housing Affordability Index		105	**94**	- 10.5%	104	**95**	- 8.7%
Inventory of Homes for Sale		1,762	**1,851**	+ 5.1%	—	**—**	—
Months Supply of Inventory		2.0	**2.1**	+ 5.0%	—	**—**	—

Condo/Town Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condo/Town properties only.

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Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		340	**346**	+ 1.8%	3,018	**3,310**	+ 9.7%
Pending Sales		223	**201**	- 9.9%	2,116	**2,259**	+ 6.8%
Closed Sales		226	**212**	- 6.2%	2,077	**2,132**	+ 2.6%
Days on Market Until Sale		39	**35**	- 10.3%	36	**42**	+ 16.7%
Median Sales Price		$360,990	**$369,475**	+ 2.4%	$369,950	**$375,000**	+ 1.4%
Average Sales Price		$381,477	**$389,250**	+ 2.0%	$395,751	**$397,253**	+ 0.4%
Pct. of Orig. Price Received		98.0%	**97.8%**	- 0.2%	98.7%	**98.2%**	- 0.5%
Housing Affordability Index		125	**115**	- 8.0%	122	**113**	- 7.4%
Inventory of Homes for Sale		709	**742**	+ 4.7%	—	**—**	—
Months Supply of Inventory		3.2	**3.1**	- 3.1%	—	**—**	—

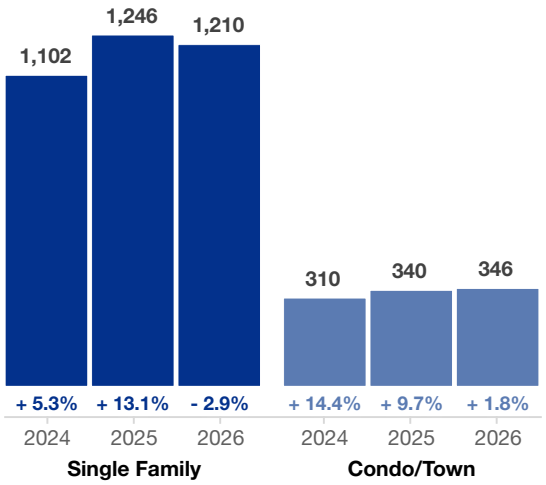
New Listings

A count of the properties that have been newly listed on the market in a given month.

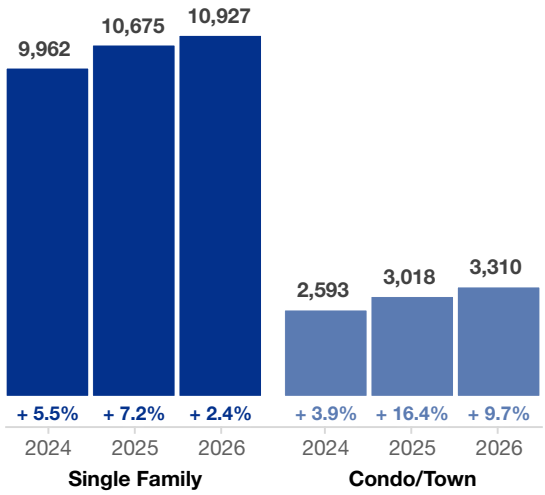
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Richmond Metro

September

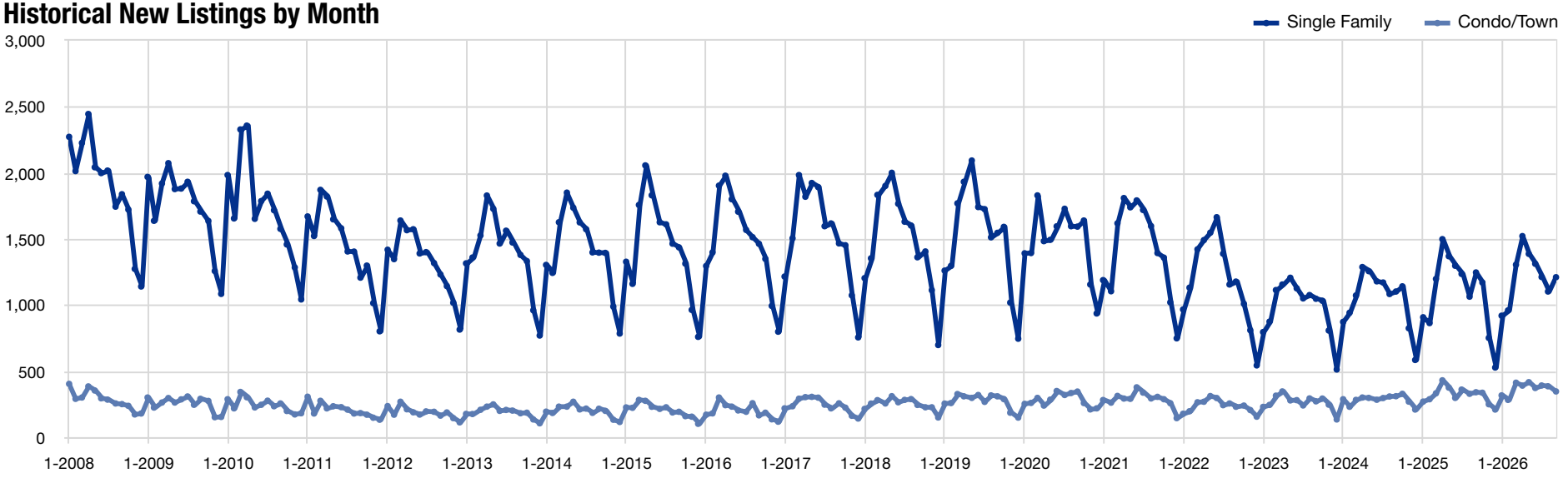


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Oct-2025	1,170	+ 2.5%	336	+ 2.4%
Nov-2025	751	- 8.9%	249	- 7.4%
Dec-2025	527	- 9.8%	209	0.0%
Jan-2026	919	+ 1.3%	316	+ 17.5%
Feb-2026	959	+ 11.1%	282	- 1.7%
Mar-2026	1,305	+ 9.0%	412	+ 24.1%
Apr-2026	1,521	+ 1.5%	390	- 9.3%
May-2026	1,387	+ 1.3%	416	+ 10.9%
Jun-2026	1,312	+ 1.2%	372	+ 25.3%
Jul-2026	1,212	- 1.9%	391	+ 8.6%
Aug-2026	1,102	+ 3.7%	385	+ 17.4%
Sep-2026	**1,210**	**- 2.9%**	**346**	**+ 1.8%**
12-Month Avg	1,115	+ 1.2%	342	+ 7.2%

Historical New Listings by Month



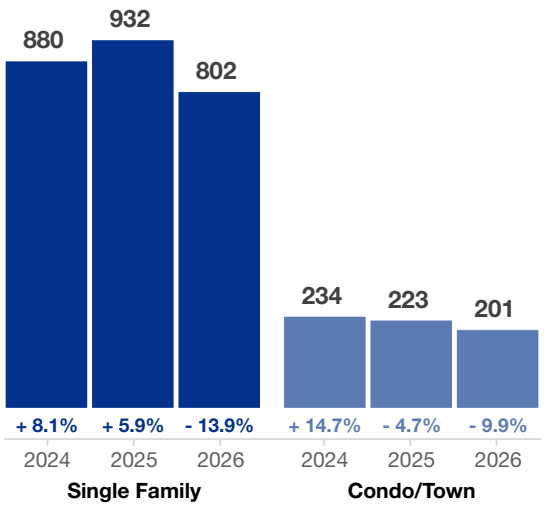
Pending Sales

A count of the properties on which offers have been accepted in a given month.

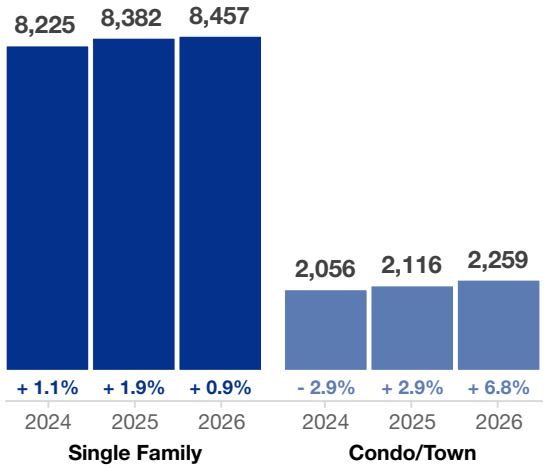
CVRMLS

Richmond Metro

September

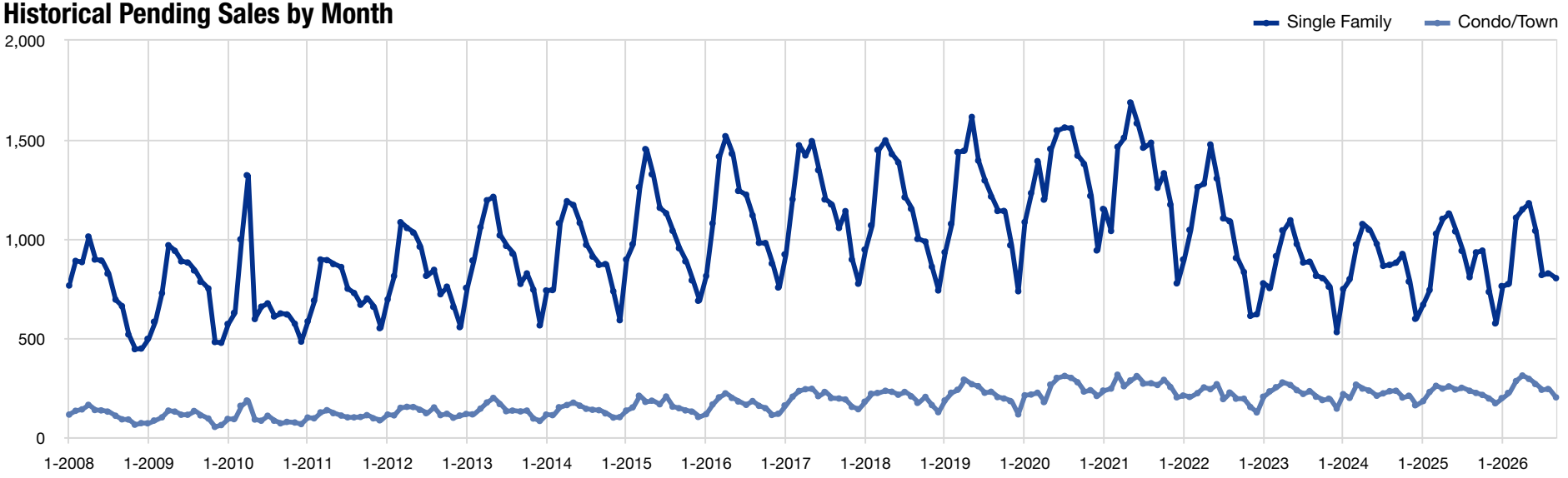


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Oct-2025	941	+ 1.8%	213	+ 6.5%
Nov-2025	733	- 6.6%	195	- 6.7%
Dec-2025	574	- 3.9%	171	+ 6.2%
Jan-2026	762	+ 14.1%	197	+ 8.2%
Feb-2026	772	+ 4.0%	223	- 2.2%
Mar-2026	1,107	+ 7.9%	283	+ 9.3%
Apr-2026	1,149	+ 4.4%	311	+ 26.9%
May-2026	1,180	+ 4.6%	294	+ 14.8%
Jun-2026	1,041	+ 0.3%	268	+ 11.7%
Jul-2026	818	- 13.0%	239	- 4.0%
Aug-2026	826	+ 2.4%	243	+ 3.8%
Sep-2026	**802**	**- 13.9%**	**201**	**- 9.9%**
12-Month Avg	892	+ 0.1%	237	+ 5.8%

Historical Pending Sales by Month



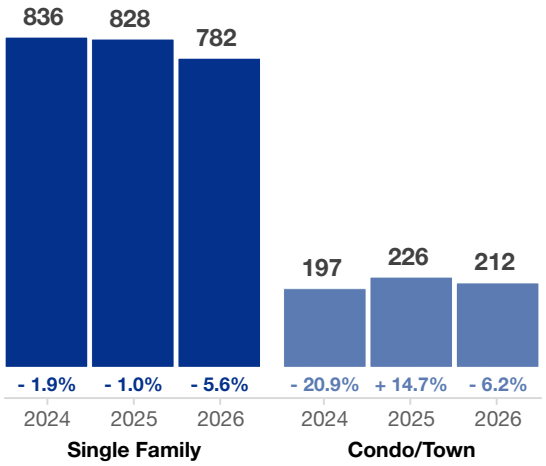
Closed Sales

A count of the actual sales that closed in a given month.

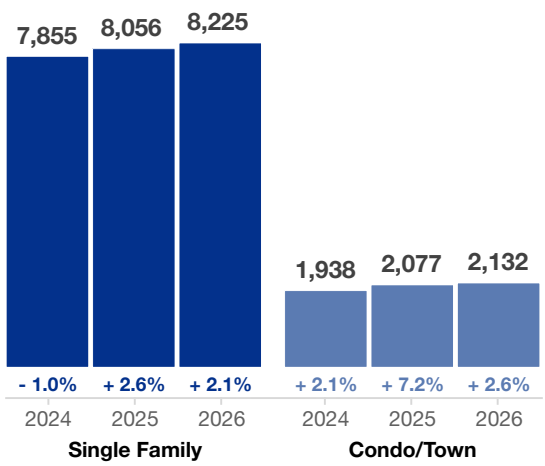
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September

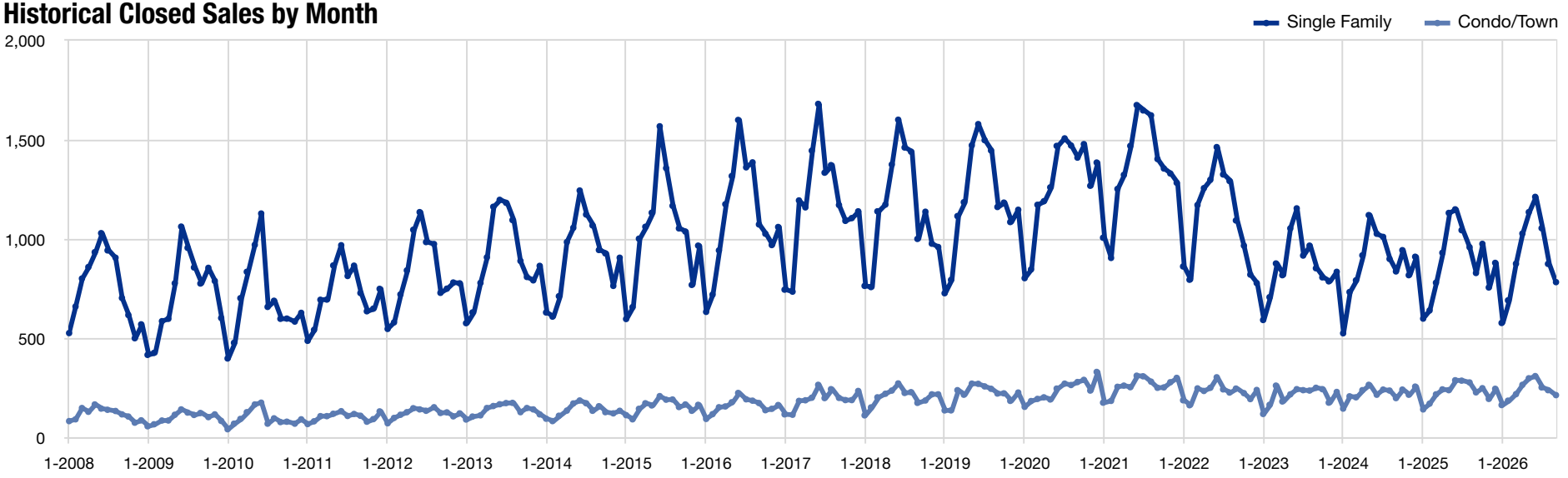


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Oct-2025	975	+ 3.4%	247	+ 2.9%
Nov-2025	755	- 7.6%	193	- 9.8%
Dec-2025	879	- 3.4%	244	- 4.3%
Jan-2026	576	- 3.7%	162	+ 15.7%
Feb-2026	690	+ 8.0%	184	+ 8.9%
Mar-2026	875	+ 12.3%	217	+ 0.5%
Apr-2026	1,027	+ 10.4%	264	+ 9.5%
May-2026	1,135	+ 0.4%	297	+ 25.3%
Jun-2026	1,212	+ 5.5%	308	+ 7.3%
Jul-2026	1,054	+ 1.0%	251	- 11.9%
Aug-2026	874	- 8.8%	237	- 14.1%
Sep-2026	**782**	**- 5.6%**	**212**	**- 6.2%**
12-Month Avg	903	+ 1.0%	235	+ 1.3%

Historical Closed Sales by Month



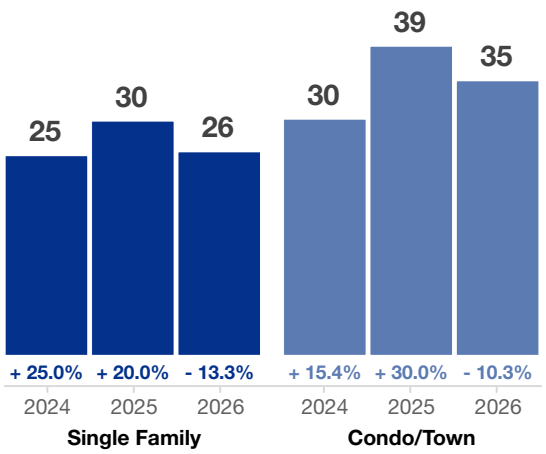
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

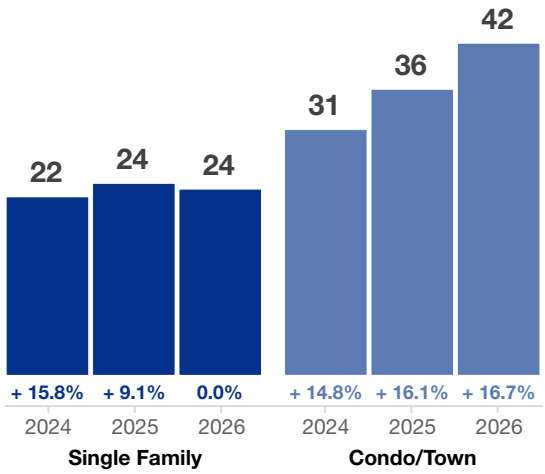
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September



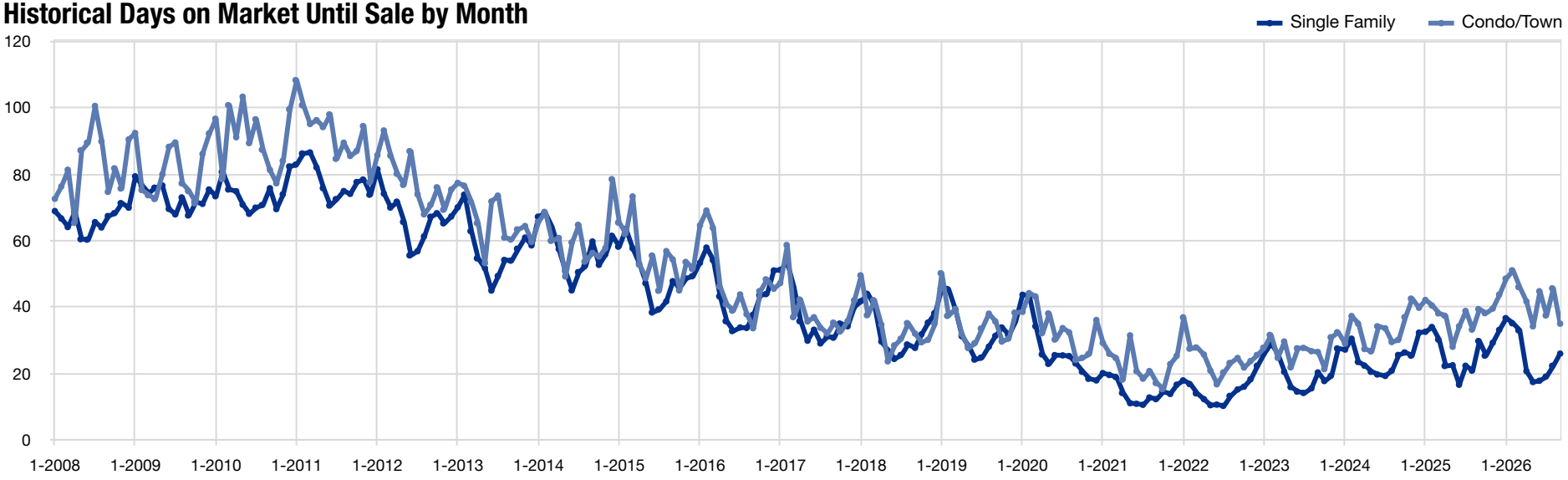
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Oct-2025	25	- 3.8%	38	+ 2.7%
Nov-2025	29	+ 16.0%	39	- 7.1%
Dec-2025	33	+ 3.1%	44	+ 10.0%
Jan-2026	36	+ 12.5%	48	+ 14.3%
Feb-2026	35	+ 2.9%	51	+ 27.5%
Mar-2026	33	+ 10.0%	46	+ 21.1%
Apr-2026	20	- 9.1%	41	+ 10.8%
May-2026	17	- 22.7%	34	+ 21.4%
Jun-2026	18	+ 12.5%	45	+ 32.4%
Jul-2026	19	- 13.6%	37	- 5.1%
Aug-2026	22	+ 4.8%	45	+ 36.4%
Sep-2026	**26**	**- 13.3%**	**35**	**- 10.3%**
12-Month Avg*	25	- 1.0%	42	+ 12.2%

* Days on Market for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



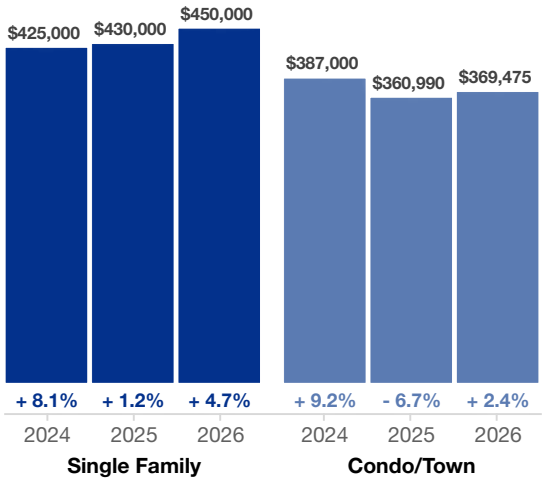
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

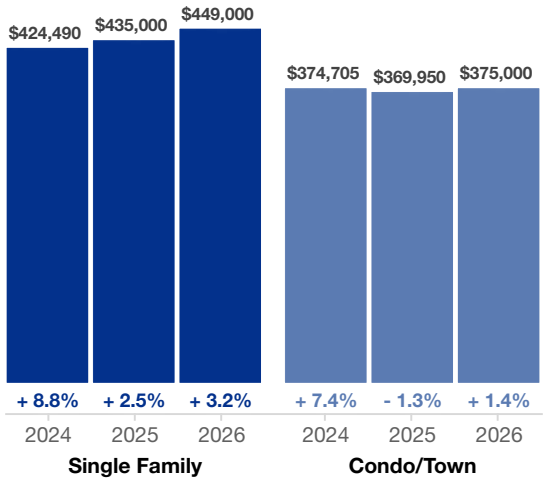
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September



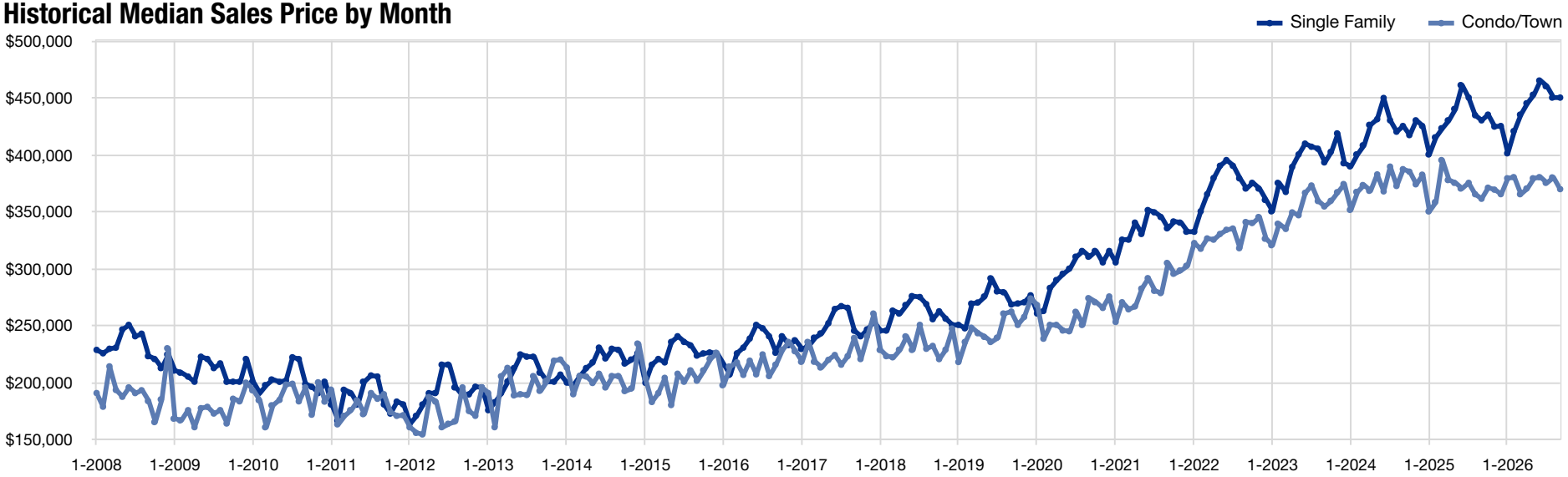
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Oct-2025	$435,000	+ 4.3%	$370,690	- 3.7%
Nov-2025	$424,500	- 1.3%	$369,000	- 1.3%
Dec-2025	$425,000	0.0%	$365,045	- 4.5%
Jan-2026	$401,000	+ 0.3%	$379,000	+ 8.3%
Feb-2026	$420,515	+ 1.3%	$380,000	+ 6.1%
Mar-2026	$435,000	+ 2.8%	$365,000	- 7.6%
Apr-2026	$445,000	+ 3.5%	$370,000	- 2.0%
May-2026	$452,500	+ 2.8%	$379,000	+ 1.1%
Jun-2026	$465,000	+ 0.9%	$380,000	+ 2.7%
Jul-2026	$460,000	+ 2.2%	$375,000	+ 0.0%
Aug-2026	$450,000	+ 3.6%	$379,740	+ 4.0%
Sep-2026	**$450,000**	**+ 4.7%**	**$369,475**	**+ 2.4%**
12-Month Avg*	$440,000	+ 1.9%	$374,990	+ 0.9%

* Median Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month



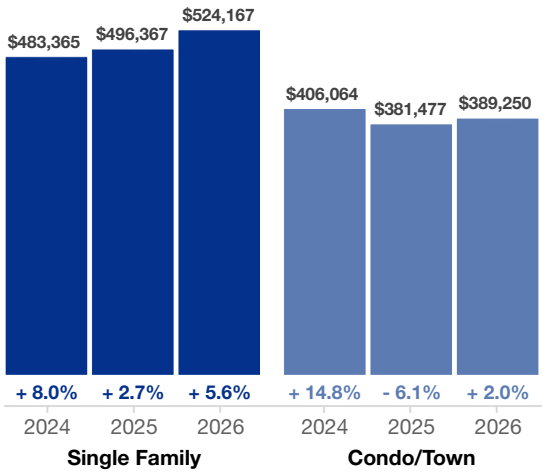
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

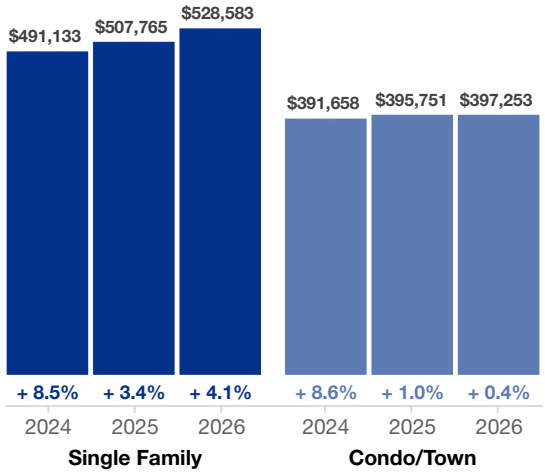
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Richmond Metro

September



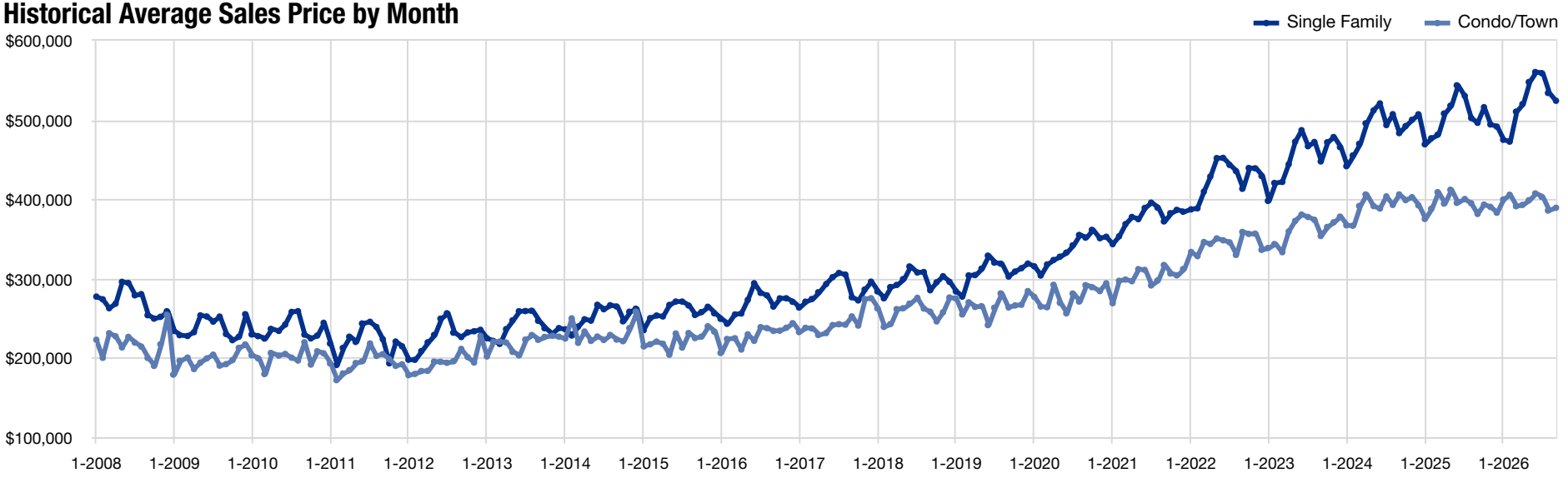
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Oct-2025	$516,078	+ 4.9%	$393,283	- 1.4%
Nov-2025	$494,308	- 1.2%	$390,353	- 3.0%
Dec-2025	$491,590	- 3.1%	$382,998	- 2.4%
Jan-2026	$474,956	+ 1.2%	$399,638	+ 6.5%
Feb-2026	$472,641	- 0.9%	$405,653	+ 4.5%
Mar-2026	$510,451	+ 6.0%	$391,191	- 4.3%
Apr-2026	$519,959	+ 2.3%	$392,862	- 0.4%
May-2026	$547,782	+ 5.8%	$398,744	- 3.2%
Jun-2026	$560,376	+ 3.1%	$407,321	+ 3.0%
Jul-2026	$559,007	+ 5.4%	$403,004	+ 0.7%
Aug-2026	$533,997	+ 6.3%	$385,783	- 2.3%
Sep-2026	**$524,167**	**+ 5.6%**	**$389,250**	**+ 2.0%**
12-Month Avg*	$522,070	+ 3.2%	$395,190	- 0.3%

* Avg. Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



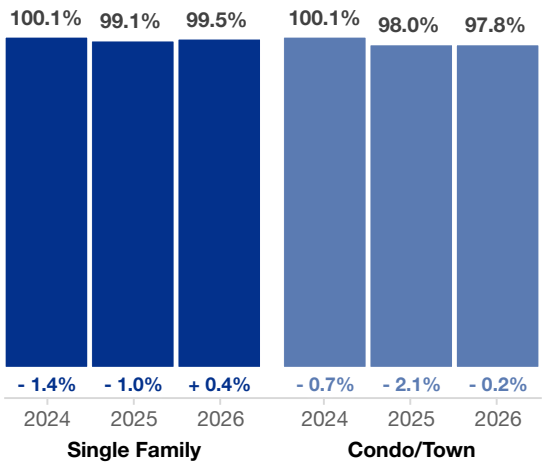
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

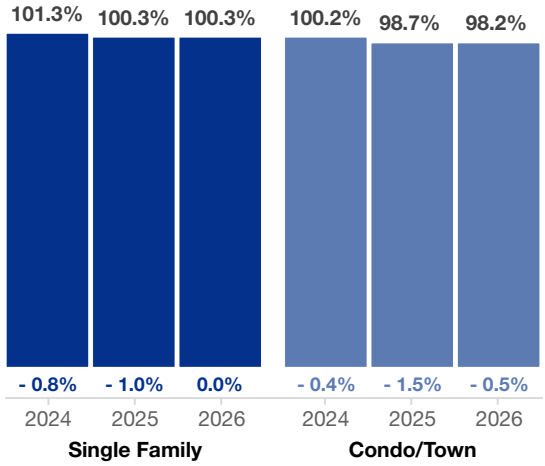
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September



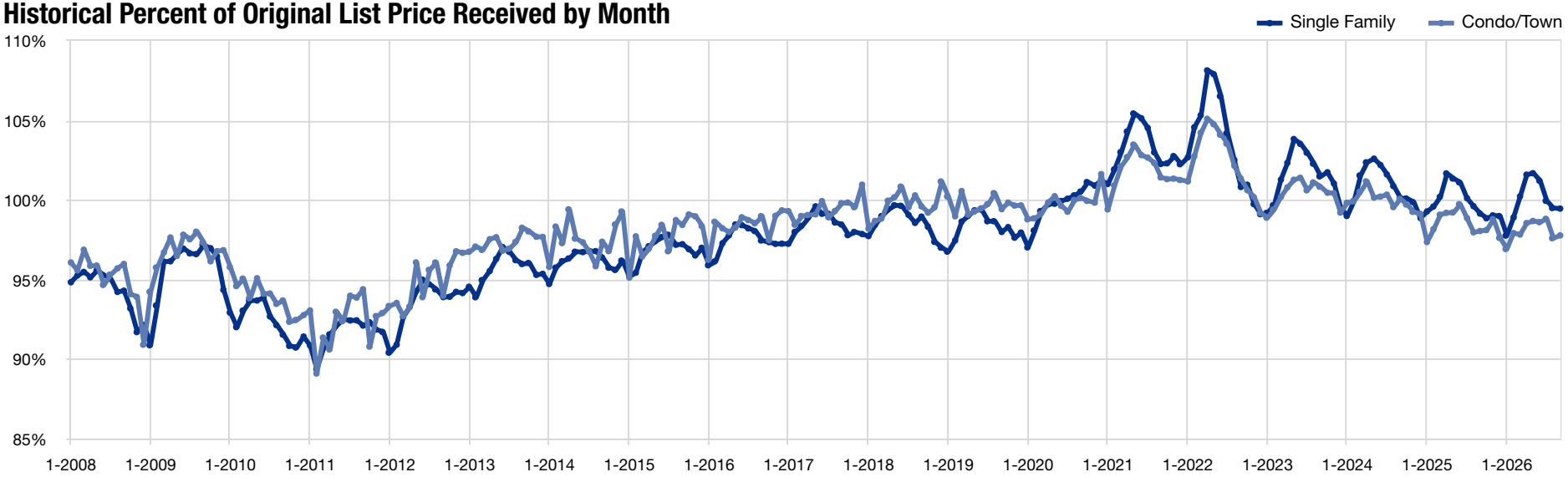
Year to Date



Pct. of Orig. Price Received	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Oct-2025	98.8%	- 1.3%	98.1%	- 1.6%
Nov-2025	99.0%	- 0.9%	98.8%	- 0.4%
Dec-2025	99.0%	+ 0.1%	97.6%	- 1.5%
Jan-2026	97.8%	- 1.5%	96.9%	- 0.4%
Feb-2026	98.9%	- 0.7%	97.9%	- 0.3%
Mar-2026	100.2%	0.0%	97.8%	- 1.3%
Apr-2026	101.6%	- 0.1%	98.5%	- 0.7%
May-2026	101.7%	+ 0.4%	98.7%	- 0.5%
Jun-2026	101.2%	+ 0.1%	98.6%	- 1.1%
Jul-2026	99.9%	- 0.2%	98.8%	0.0%
Aug-2026	99.5%	- 0.1%	97.6%	- 0.4%
Sep-2026	**99.5%**	**+ 0.4%**	**97.8%**	**- 0.2%**
12-Month Avg*	99.9%	- 0.2%	98.2%	- 0.7%

* Pct. of Orig. Price Received for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month



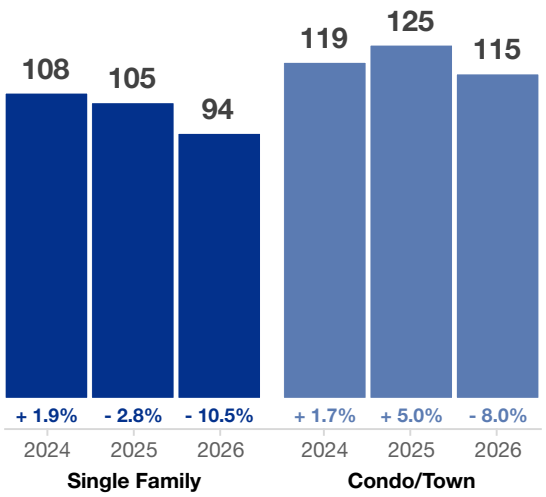
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

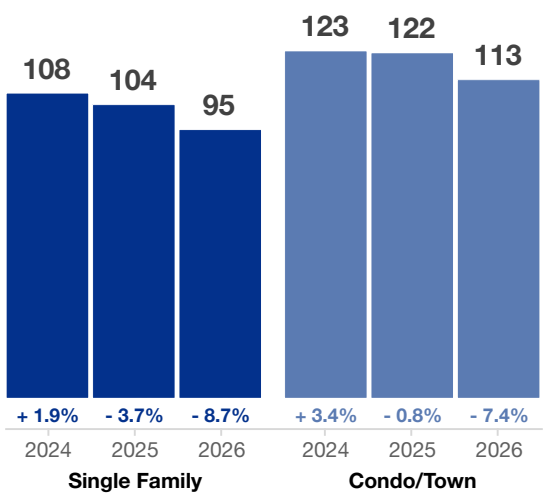
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Richmond Metro

September

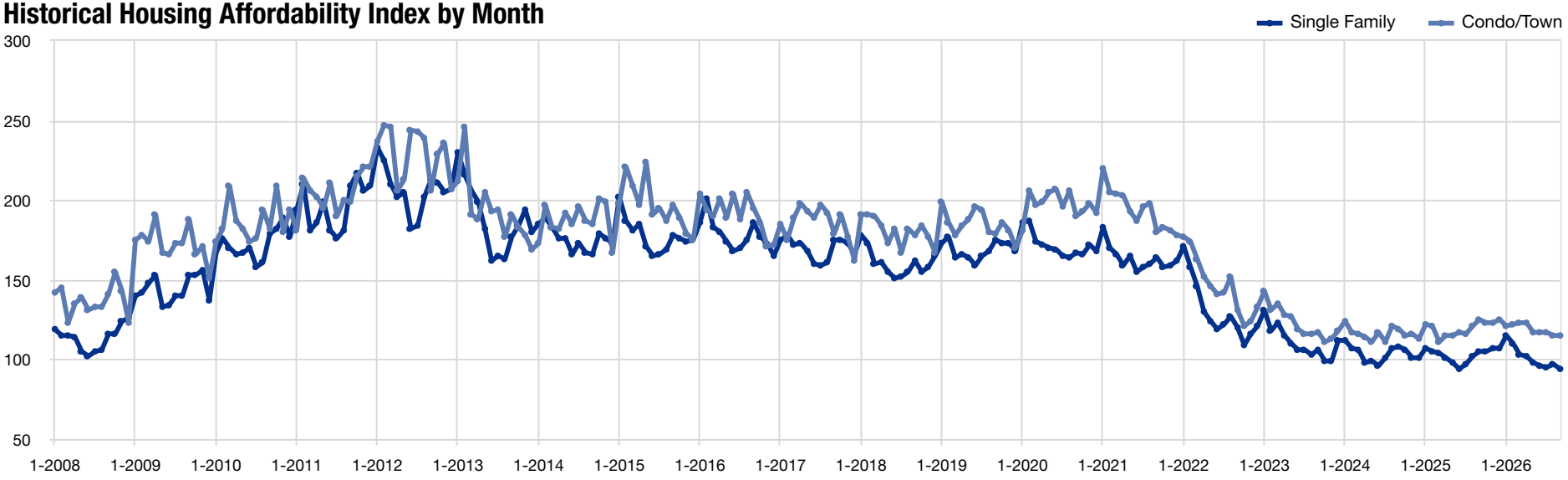


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Oct-2025	105	- 0.9%	123	+ 7.0%
Nov-2025	107	+ 5.9%	123	+ 6.0%
Dec-2025	107	+ 5.9%	125	+ 10.6%
Jan-2026	115	+ 7.5%	121	- 0.8%
Feb-2026	110	+ 4.8%	122	+ 0.8%
Mar-2026	103	- 1.0%	123	+ 10.8%
Apr-2026	102	+ 1.0%	123	+ 7.0%
May-2026	98	0.0%	117	+ 1.7%
Jun-2026	96	+ 2.1%	117	0.0%
Jul-2026	95	- 2.1%	117	+ 0.9%
Aug-2026	97	- 4.9%	115	- 5.0%
Sep-2026	**94**	**- 10.5%**	**115**	**- 8.0%**
12-Month Avg	102	0.0%	120	+ 2.6%

Historical Housing Affordability Index by Month



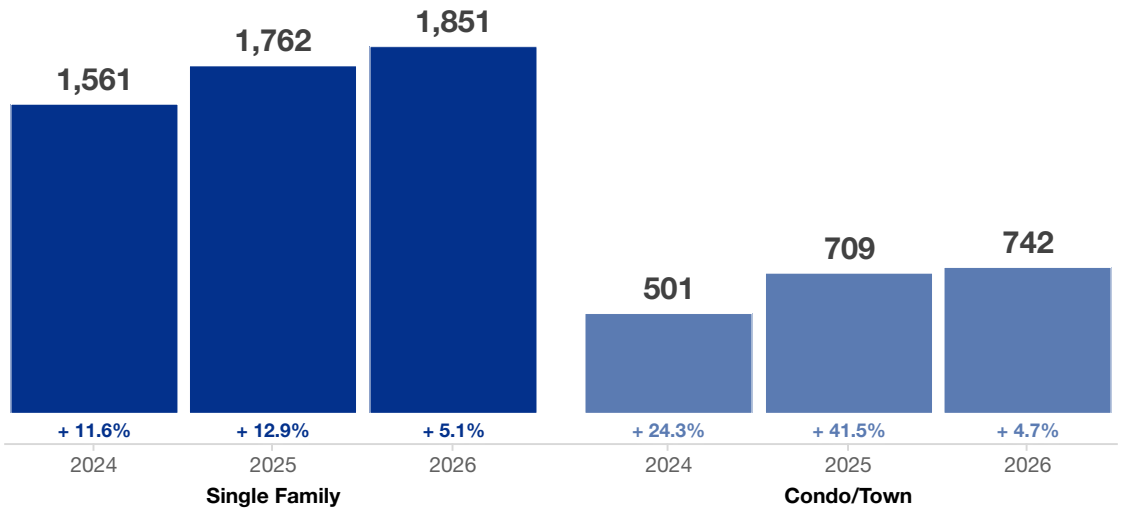
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

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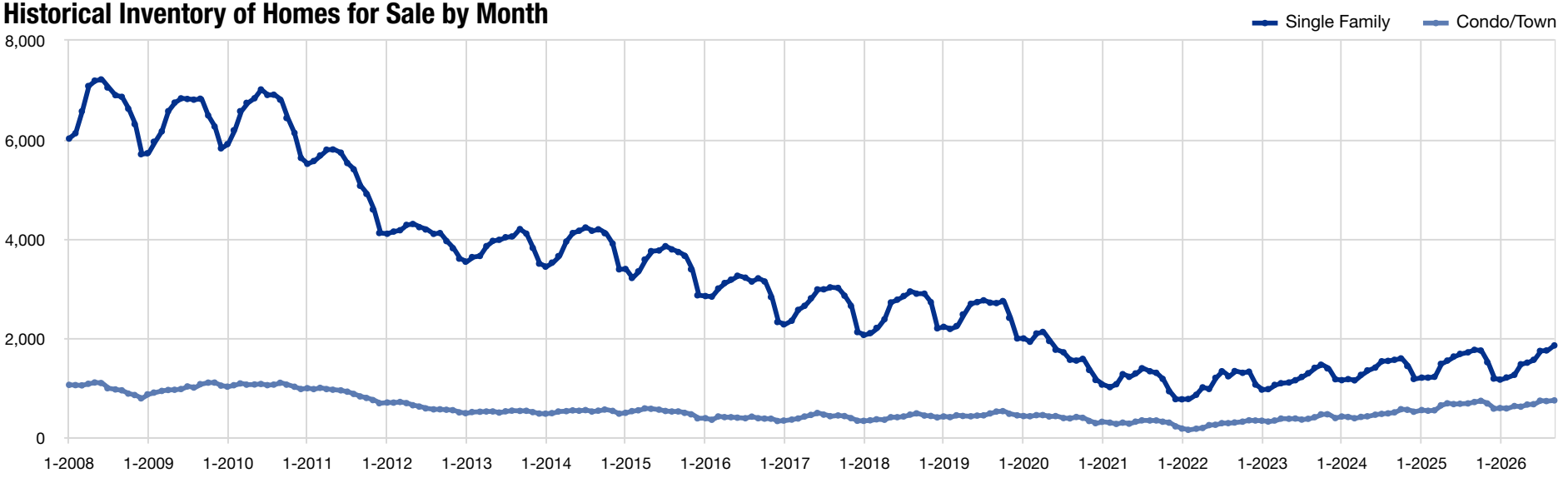
Richmond Metro

September



Homes for Sale	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Oct-2025	1,748	+ 10.0%	733	+ 30.0%
Nov-2025	1,513	+ 5.4%	680	+ 23.2%
Dec-2025	1,182	+ 0.7%	576	+ 12.3%
Jan-2026	1,161	- 3.3%	587	+ 7.3%
Feb-2026	1,204	+ 0.2%	580	+ 8.8%
Mar-2026	1,258	+ 3.3%	628	+ 15.9%
Apr-2026	1,471	- 0.5%	615	- 4.2%
May-2026	1,503	- 2.7%	658	- 3.7%
Jun-2026	1,561	- 4.1%	665	- 0.3%
Jul-2026	1,740	+ 3.5%	736	+ 9.2%
Aug-2026	1,749	+ 2.2%	728	+ 6.9%
Sep-2026	**1,851**	**+ 5.1%**	**742**	**+ 4.7%**
12-Month Avg	1,495	+ 1.8%	661	+ 8.5%

Historical Inventory of Homes for Sale by Month



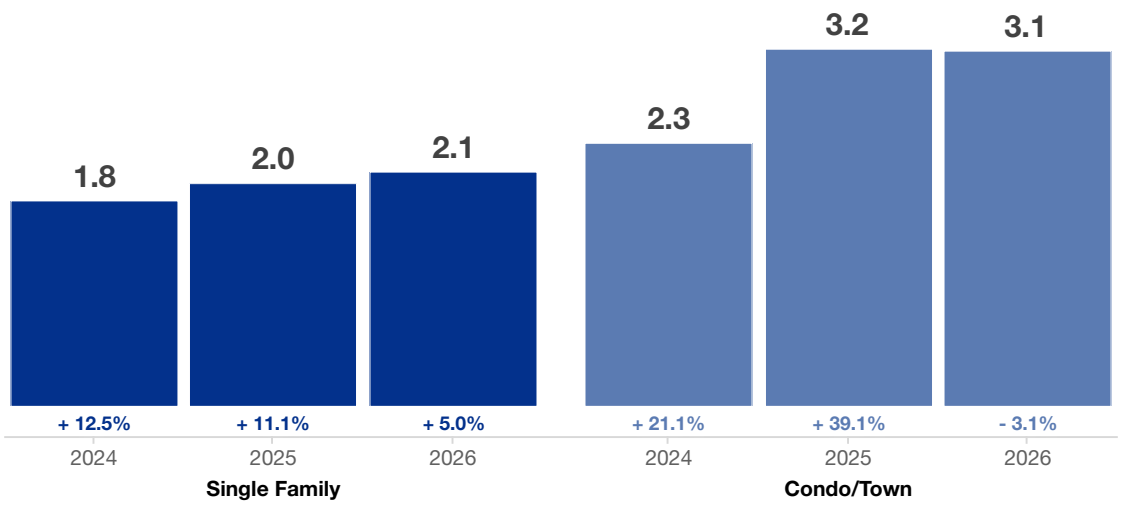
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

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Richmond Metro

September



Months Supply	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Oct-2025	2.0	+ 11.1%	3.3	+ 26.9%
Nov-2025	1.7	+ 6.3%	3.0	+ 20.0%
Dec-2025	1.3	0.0%	2.6	+ 13.0%
Jan-2026	1.3	- 7.1%	2.6	+ 4.0%
Feb-2026	1.3	- 7.1%	2.6	+ 8.3%
Mar-2026	1.4	0.0%	2.8	+ 12.0%
Apr-2026	1.6	- 5.9%	2.6	- 10.3%
May-2026	1.6	- 11.1%	2.8	- 9.7%
Jun-2026	1.7	- 5.6%	2.8	- 6.7%
Jul-2026	1.9	0.0%	3.1	+ 3.3%
Aug-2026	1.9	0.0%	3.1	+ 3.3%
Sep-2026	**2.1**	**+ 5.0%**	**3.1**	**- 3.1%**
12-Month Avg*	1.7	- 0.5%	2.9	+ 3.3%

* Months Supply for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

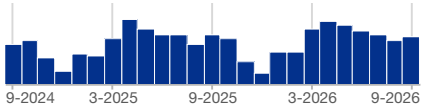
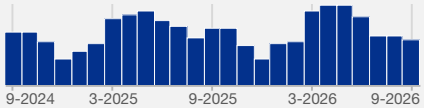
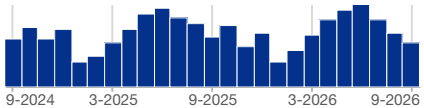
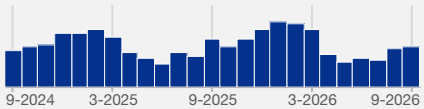
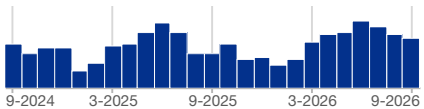
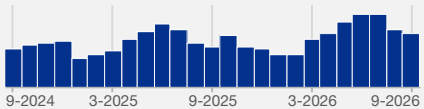
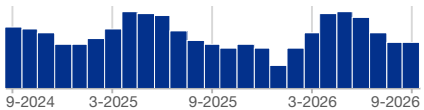
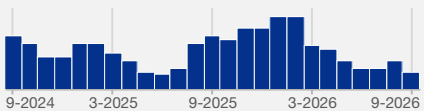
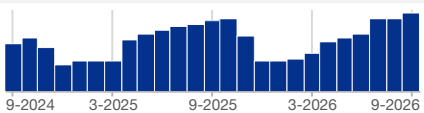
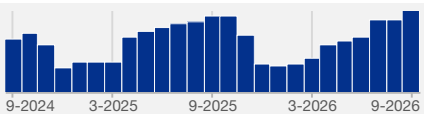


All Residential Properties Market Overview

Includes all Single Family and Townhome/Condo listings in the MLS.

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Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,586	**1,557**	- 1.8%	13,694	**14,242**	+ 4.0%
Pending Sales		1,155	**1,003**	- 13.2%	10,498	**10,718**	+ 2.1%
Closed Sales		1,054	**994**	- 5.7%	10,134	**10,358**	+ 2.2%
Days on Market Until Sale		32	**28**	- 12.5%	27	**27**	0.0%
Median Sales Price		$409,950	**$425,000**	+ 3.7%	$420,000	**$425,000**	+ 1.2%
Average Sales Price		$471,963	**$495,167**	+ 4.9%	$484,592	**$501,542**	+ 3.5%
Pct. of Orig. Price Received		98.9%	**99.1%**	+ 0.2%	100.0%	**99.8%**	- 0.2%
Housing Affordability Index		110	**100**	- 9.1%	108	**100**	- 7.4%
Inventory of Homes for Sale		2,472	**2,595**	+ 5.0%	—	**—**	—
Months Supply of Inventory		2.2	**2.3**	+ 4.5%	—	**—**	—