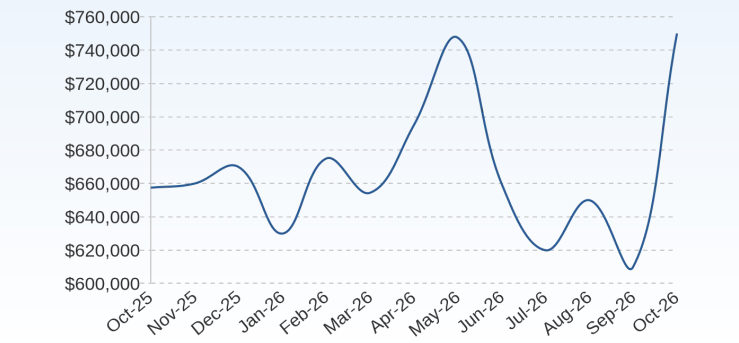
Richmond: Detached Single-Family Homes — October 2026

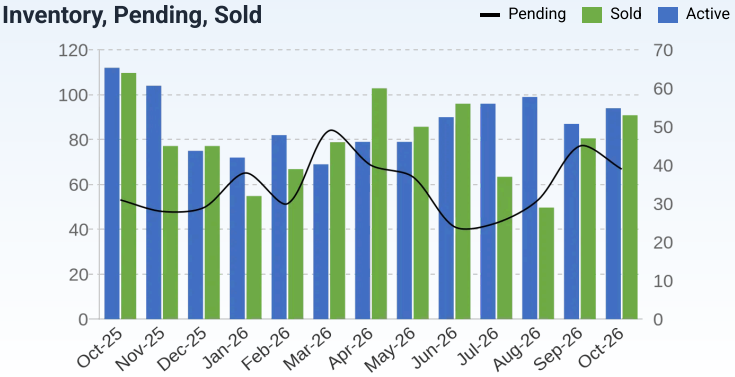
Market Activity Summary:

- Inventory: 94 units were listed for sale as of the last day of October - approximately 2.2 months of inventory.
- Sales Activity: 53 units were sold during October,
- Median Sales Price: $750,000 during October
- Average price per sq.ft. in October was $522
- Average Days-on-Market (DOM) is approximately 31 days
- Sold over Asking: On average, buyers paid 109% of list price in October

Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg $ SqFt Active	Avg $ SqFt Sold	Sale Price / List Price
Oct-26	**94**	**39**	**53**	**2.2**	**$687,218**	**$750,000**	**$755,927**	**31**	**$493**	**$522**	**109%**
Sep-26	87	45	47	2.4	$642,639	$610,000	$684,779	32	$469	$534	106%
Aug-26	99	31	29	2.5	$641,223	$650,000	$661,056	32	$473	$507	103%
Jul-26	96	25	37	2.1	$655,076	$620,000	$701,108	20	$476	$522	107%
Jun-26	90	24	56	1.7	$616,106	$660,000	$677,397	22	$479	$589	110%
May-26	79	37	50	1.5	$697,156	$747,500	$763,968	25	$461	$547	109%
Apr-26	79	40	60	1.7	$710,333	$695,000	$756,263	23	$466	$532	107%
Mar-26	69	49	46	1.8	$690,019	$654,444	$726,150	31	$482	$516	105%
Feb-26	82	30	39	2.2	$667,119	$675,000	$686,935	45	$463	$441	103%
Jan-26	72	38	32	1.8	$673,696	$630,000	$678,843	53	$486	$493	101%
Dec-25	75	29	45	1.5	$663,368	$670,000	$701,791	35	$461	$515	106%
Nov-25	104	28	45	2	$685,921	$660,000	$699,611	39	$479	$479	102%
Oct-25	112	31	64	2	$672,330	$657,500	$689,687	36	$465	$485	103%

Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	% Change	Average DOM	% Change	Sale Price / List Price
Oct-26	53	-17.19%	$653,228	-7.70%	$750,000	+14.07%	$755,927	+9.60%	31	-13.89%	109%
Oct-25	64	+16.36%	$707,749	-0.80%	$657,500	+6.05%	$689,687	-3.60%	36	+9.09%	103%
Oct-24	55	-5.17%	$713,474	+4.25%	$620,000	-0.80%	$715,461	+8.49%	33	+73.68%	104%

Sales Activity and Price Trends

Price Range	2026 YTD units sold	2025 YTD units sold	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold
<500K	77	73	69	66	59
$500-599K	86	110	94	76	80
$600-699K	80	90	106	95	99
$700-799K	67	71	57	78	93
$800-899K	50	60	57	36	68
$900-999K	41	33	38	23	63
$1-1.299M	35	36	46	51	83
$1.3-1.699M	8	10	6	11	16
$1.7-1.999M	4	0	1	2	4
$2-2.999M	1	1	3	1	2
>3M	0	0	0	0	0
Total	**449**	**484**	**477**	**439**	**567**

Presented by:

Includes Richmond, North Richmond and Point Richmond

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