

Housing Supply Overview

Richmond Metro

May 2026

U.S. pending home sales increased for the third straight month, rising 1.4%, according to the National Association of REALTORS®, led by gains in the Northeast, Midwest, and West. On a year-over-year basis, pending sales were up 3.2%, with contract activity increasing in the Midwest, South, and West. For the 12-month period spanning June 2025 through May 2026, Pending sales in the Richmond Metro area region were up 4.8 percent overall. The price range with the largest gain in sales was the \$500,000 and Above range, where they increased 10.1 percent.

The overall Median Sales Price was up 1.2 percent to \$420,000. The property type with the largest price gain was the Single Family segment, where prices increased 2.5 percent to \$436,685. The price range that tended to sell the quickest was the \$249,000 and Below range at 26 days; the price range that tended to sell the slowest was the \$500,000 and Above range at 29 days.

Market-wide, inventory levels were down 12.2 percent. The property type with the smallest decline was the Condo/Town segment, where they decreased 9.2 percent. That amounts to 1.5 months supply for Single-Family homes and 2.6 months supply for Townhouse/Condo.

Quick Facts

+ 10.1%

+ 8.9%

+ 8.3%

Price Range With Strongest Pending Sales:
\$500,000 and Above

Home Size With Strongest Pending Sales:
1 Bedroom or Less

Property Type With Strongest Pending Sales:
Condo/Town

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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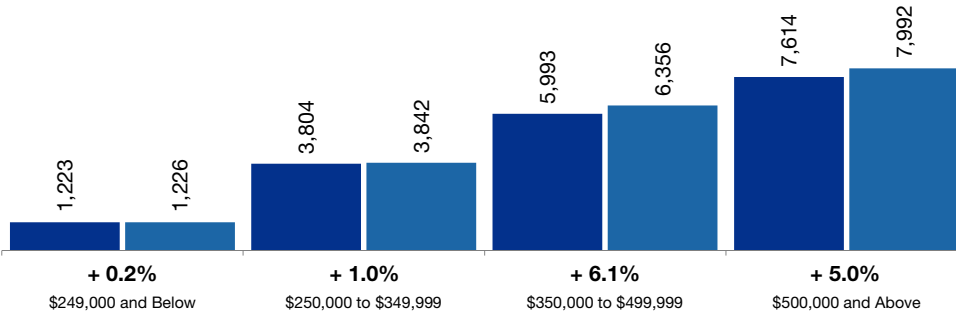
New Listings

A count of the properties that have been newly listed on the market in a given month.
Based on a rolling 12-month calculation.

Richmond Metro

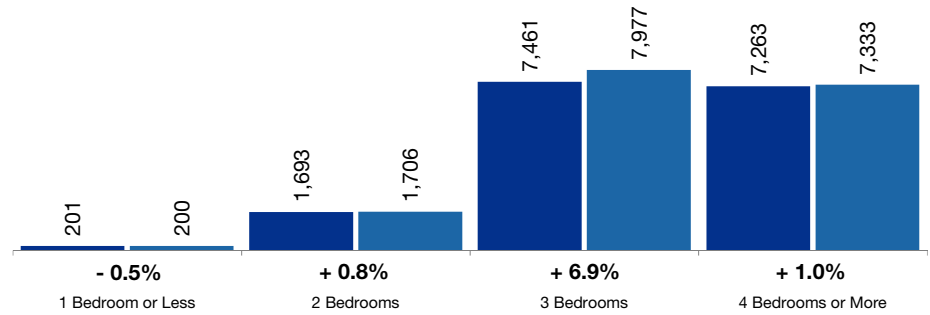
By Price Range

■ 05-2025 ■ 05-2026



By Bedroom

■ 05-2025 ■ 05-2026



All Properties

By Price Range	05-2025	05-2026	Change
\$249,000 and Below	1,223	1,226	+ 0.2%
\$250,000 to \$349,999	3,804	3,842	+ 1.0%
\$350,000 to \$499,999	5,993	6,356	+ 6.1%
\$500,000 and Above	7,614	7,992	+ 5.0%
All Price Ranges	16,618	17,216	+ 3.6%

Single Family

05-2025	05-2026	Change
858	870	+ 1.4%
2,720	2,707	- 0.5%
4,509	4,614	+ 2.3%
6,350	6,769	+ 6.6%
12,916	13,290	+ 2.9%

Condo/Town

05-2025	05-2026	Change
365	356	- 2.5%
1,084	1,135	+ 4.7%
1,481	1,738	+ 17.4%
1,261	1,216	- 3.6%
3,698	3,918	+ 5.9%

By Bedroom

05-2025	05-2026	Change
201	200	- 0.5%
1,693	1,706	+ 0.8%
7,461	7,977	+ 6.9%
7,263	7,333	+ 1.0%
16,618	17,216	+ 3.6%

05-2025	05-2026	Change
14	11	- 21.4%
677	709	+ 4.7%
5,371	5,699	+ 6.1%
6,854	6,871	+ 0.2%
12,916	13,290	+ 2.9%

05-2025	05-2026	Change
187	189	+ 1.1%
1,016	997	- 1.9%
2,086	2,270	+ 8.8%
409	462	+ 13.0%
3,698	3,918	+ 5.9%

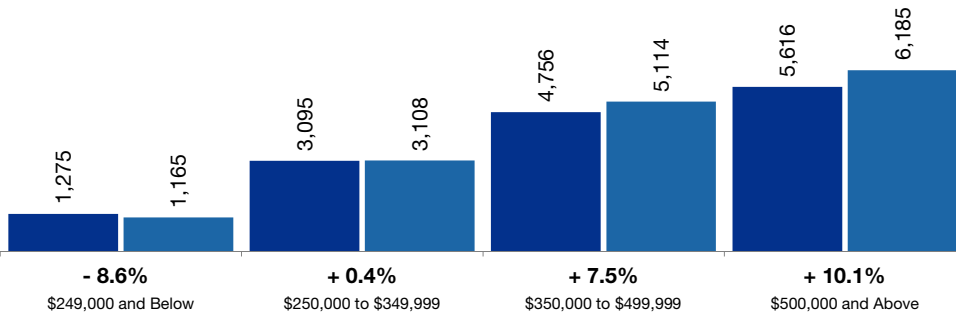
Pending Sales

A count of the properties on which offers have been accepted in a given month.
Based on a rolling 12-month calculation.

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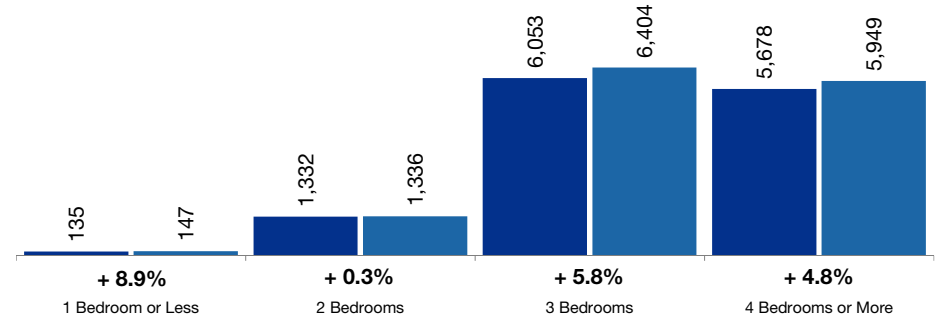
By Price Range

■ 05-2025 ■ 05-2026



By Bedroom

■ 05-2025 ■ 05-2026



All Properties

By Price Range	05-2025	05-2026	Change
\$249,000 and Below	1,275	1,165	- 8.6%
\$250,000 to \$349,999	3,095	3,108	+ 0.4%
\$350,000 to \$499,999	4,756	5,114	+ 7.5%
\$500,000 and Above	5,616	6,185	+ 10.1%
All Price Ranges	13,198	13,836	+ 4.8%

Single Family

05-2025	05-2026	Change
952	842	- 11.6%
2,313	2,264	- 2.1%
3,704	3,902	+ 5.3%
4,809	5,377	+ 11.8%
10,560	10,977	+ 3.9%

Condo/Town

05-2025	05-2026	Change
323	323	0.0%
782	844	+ 7.9%
1,051	1,211	+ 15.2%
806	805	- 0.1%
2,636	2,855	+ 8.3%

By Bedroom

05-2025	05-2026	Change
135	147	+ 8.9%
1,332	1,336	+ 0.3%
6,053	6,404	+ 5.8%
5,678	5,949	+ 4.8%
13,198	13,836	+ 4.8%

05-2025	05-2026	Change
11	7	- 36.4%
581	583	+ 0.3%
4,578	4,777	+ 4.3%
5,390	5,610	+ 4.1%
10,560	10,977	+ 3.9%

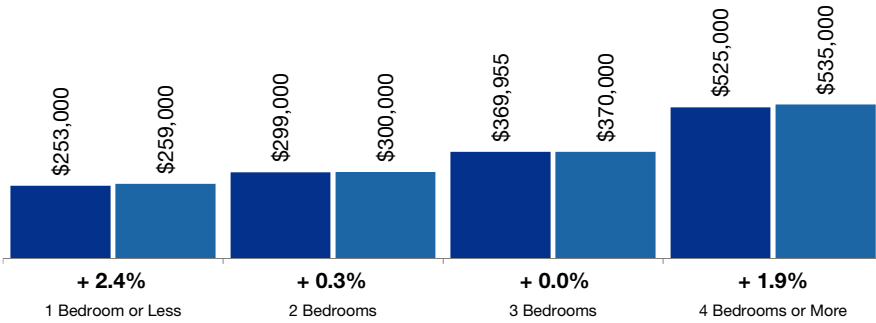
05-2025	05-2026	Change
124	140	+ 12.9%
751	753	+ 0.3%
1,473	1,623	+ 10.2%
288	339	+ 17.7%
2,636	2,855	+ 8.3%

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. **Based on a rolling 12-month median.**

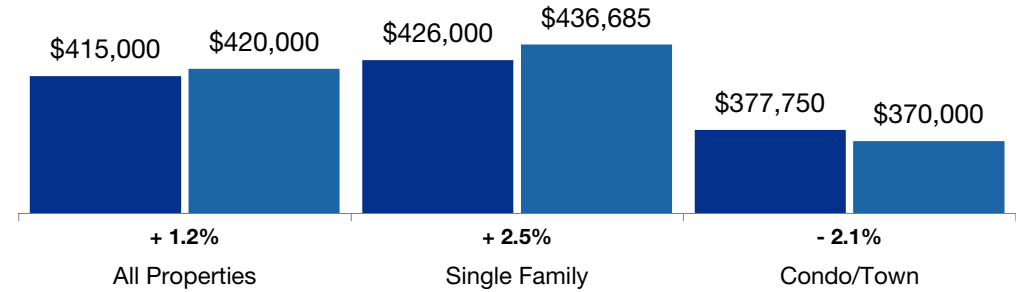
By Bedroom

■ 05-2025 ■ 05-2026



By Property Type

■ 05-2025 ■ 05-2026

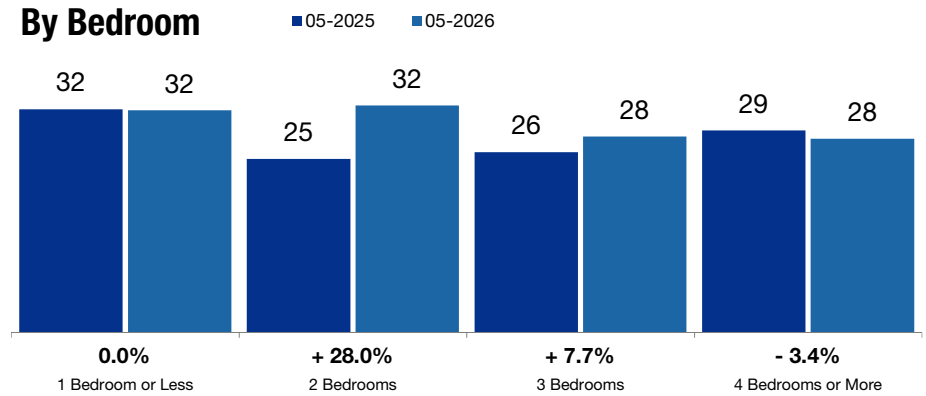
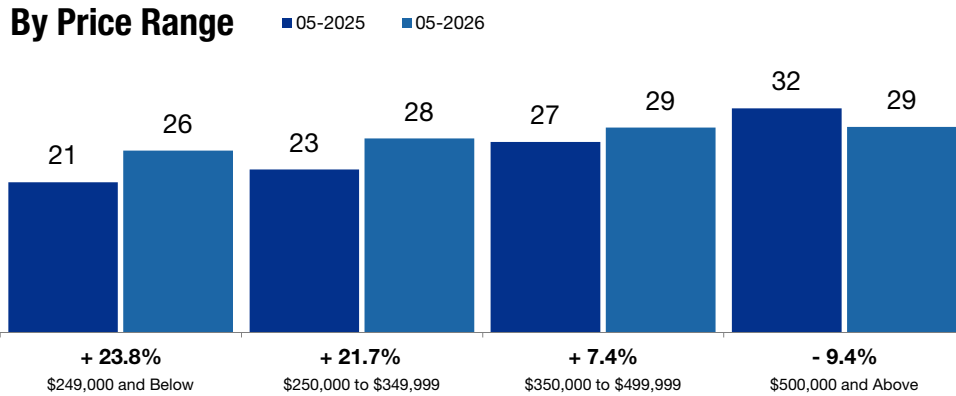


By Bedroom	All Properties			Single Family			Condo/Town		
	05-2025	05-2026	Change	05-2025	05-2026	Change	05-2025	05-2026	Change
1 Bedroom or Less	\$253,000	\$259,000	+ 2.4%	\$197,500	\$170,000	- 13.9%	\$254,000	\$260,903	+ 2.7%
2 Bedrooms	\$299,000	\$300,000	+ 0.3%	\$269,450	\$267,325	- 0.8%	\$310,500	\$317,203	+ 2.2%
3 Bedrooms	\$369,955	\$370,000	+ 0.0%	\$360,000	\$365,000	+ 1.4%	\$398,136	\$385,000	- 3.3%
4 Bedrooms or More	\$525,000	\$535,000	+ 1.9%	\$525,000	\$539,450	+ 2.8%	\$511,025	\$462,000	- 9.6%
All Bedroom Ranges	\$415,000	\$420,000	+ 1.2%	\$426,000	\$436,685	+ 2.5%	\$377,750	\$370,000	- 2.1%

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.
Based on a rolling 12-month average.

Richmond Metro



All Properties

By Price Range	05-2025	05-2026	Change
\$249,000 and Below	21	26	+ 23.8%
\$250,000 to \$349,999	23	28	+ 21.7%
\$350,000 to \$499,999	27	29	+ 7.4%
\$500,000 and Above	32	29	- 9.4%
All Price Ranges	27	28	+ 3.7%

Single Family

05-2025	05-2026	Change
21	24	+ 14.3%
20	23	+ 15.0%
24	24	0.0%
30	28	- 6.7%
25	25	0.0%

Condo/Town

05-2025	05-2026	Change
23	30	+ 30.4%
33	38	+ 15.2%
39	45	+ 15.4%
41	38	- 7.3%
36	40	+ 11.1%

By Bedroom

05-2025	05-2026	Change
32	32	0.0%
25	32	+ 28.0%
26	28	+ 7.7%
29	28	- 3.4%
27	28	+ 3.7%

Single Family

05-2025	05-2026	Change
31	13	- 58.1%
19	27	+ 42.1%
22	23	+ 4.5%
28	27	- 3.6%
25	25	0.0%

Condo/Town

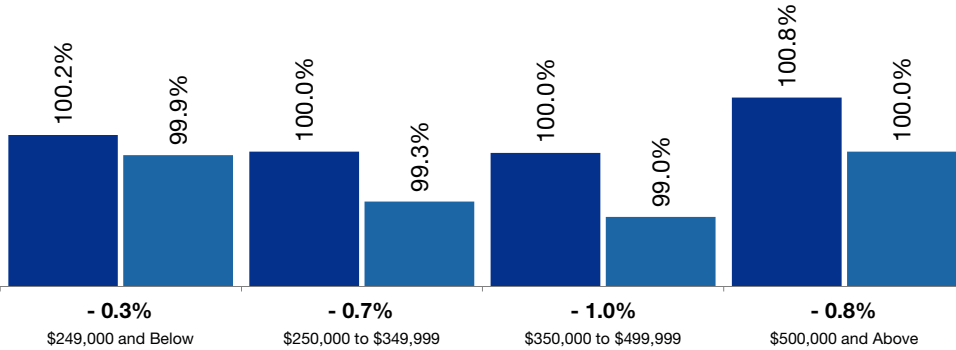
05-2025	05-2026	Change
32	33	+ 3.1%
29	36	+ 24.1%
38	42	+ 10.5%
42	41	- 2.4%
36	40	+ 11.1%

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. **Based on a rolling 12-month average.**

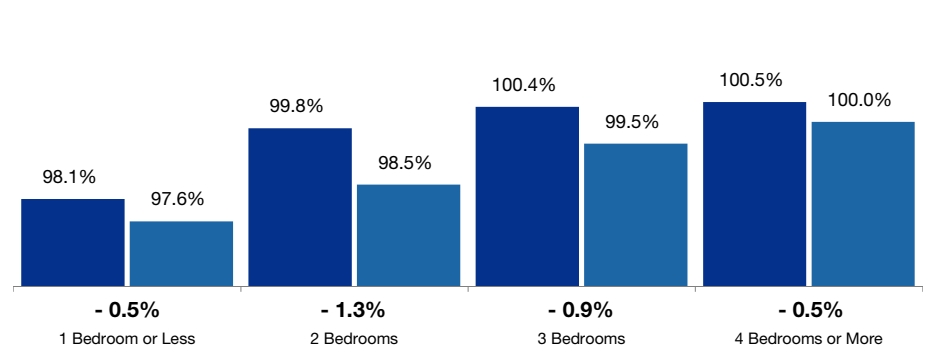
By Price Range

■ 05-2025 ■ 05-2026



By Bedroom

■ 05-2025 ■ 05-2026



All Properties

By Price Range	05-2025	05-2026	Change
\$249,000 and Below	100.2%	99.9%	- 0.3%
\$250,000 to \$349,999	100.0%	99.3%	- 0.7%
\$350,000 to \$499,999	100.0%	99.0%	- 1.0%
\$500,000 and Above	100.8%	100.0%	- 0.8%
All Price Ranges	100.3%	99.6%	- 0.7%

Single Family

05-2025	05-2026	Change
101.0%	100.6%	- 0.4%
100.2%	99.5%	- 0.7%
100.2%	99.5%	- 0.7%
101.0%	100.2%	- 0.8%
100.6%	99.9%	- 0.7%

Condo/Town

05-2025	05-2026	Change
98.4%	98.3%	- 0.1%
99.4%	98.7%	- 0.7%
99.4%	97.6%	- 1.8%
99.6%	98.5%	- 1.1%
99.3%	98.3%	- 1.0%

By Bedroom

By Bedroom	05-2025	05-2026	Change
1 Bedroom or Less	98.1%	97.6%	- 0.5%
2 Bedrooms	99.8%	98.5%	- 1.3%
3 Bedrooms	100.4%	99.5%	- 0.9%
4 Bedrooms or More	100.5%	100.0%	- 0.5%
All Bedroom Ranges	100.3%	99.6%	- 0.7%

05-2025	05-2026	Change	05-2025	05-2026	Change
96.1%	95.4%	- 0.7%	98.4%	97.7%	- 0.7%
100.9%	98.8%	- 2.1%	99.0%	98.3%	- 0.7%
100.7%	99.8%	- 0.9%	99.5%	98.4%	- 1.1%
100.5%	100.1%	- 0.4%	100.1%	98.5%	- 1.6%
100.6%	99.9%	- 0.7%	99.3%	98.3%	- 1.0%

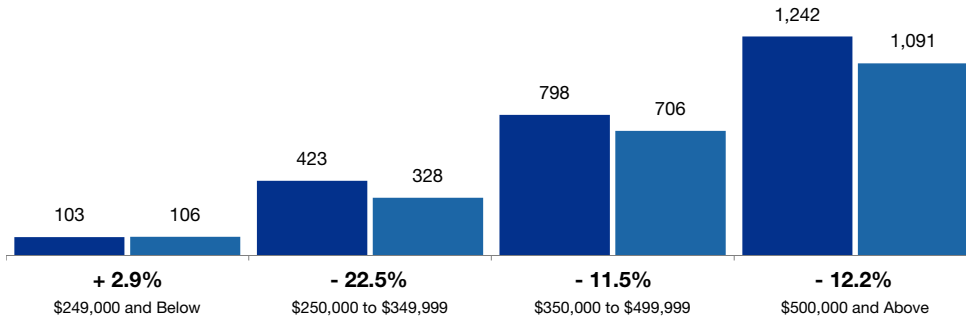
Inventory of Homes for Sale

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

Richmond Metro

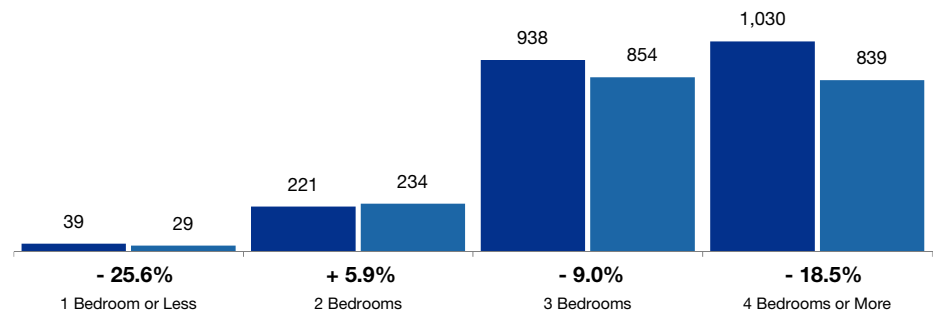
By Price Range

■ 05-2025 ■ 05-2026



By Bedroom

■ 05-2025 ■ 05-2026



All Properties

By Price Range	05-2025	05-2026	Change
\$249,000 and Below	103	106	+ 2.9%
\$250,000 to \$349,999	423	328	- 22.5%
\$350,000 to \$499,999	798	706	- 11.5%
\$500,000 and Above	1,242	1,091	- 12.2%
All Price Ranges	2,228	1,956	- 12.2%

Single Family

05-2025	05-2026	Change
62	63	+ 1.6%
224	189	- 15.6%
510	401	- 21.4%
980	866	- 11.6%
1,543	1,332	- 13.7%

Condo/Town

05-2025	05-2026	Change
41	43	+ 4.9%
199	139	- 30.2%
288	303	+ 5.2%
262	223	- 14.9%
685	622	- 9.2%

By Bedroom

By Bedroom	05-2025	05-2026	Change
1 Bedroom or Less	39	29	- 25.6%
2 Bedrooms	221	234	+ 5.9%
3 Bedrooms	938	854	- 9.0%
4 Bedrooms or More	1,030	839	- 18.5%
All Bedroom Ranges	2,228	1,956	- 12.2%

05-2025	05-2026	Change	05-2025	05-2026	Change
0	1	--	39	28	- 28.2%
64	71	+ 10.9%	157	163	+ 3.8%
537	485	- 9.7%	401	367	- 8.5%
942	775	- 17.7%	88	64	- 27.3%
1,543	1,332	- 13.7%	685	622	- 9.2%

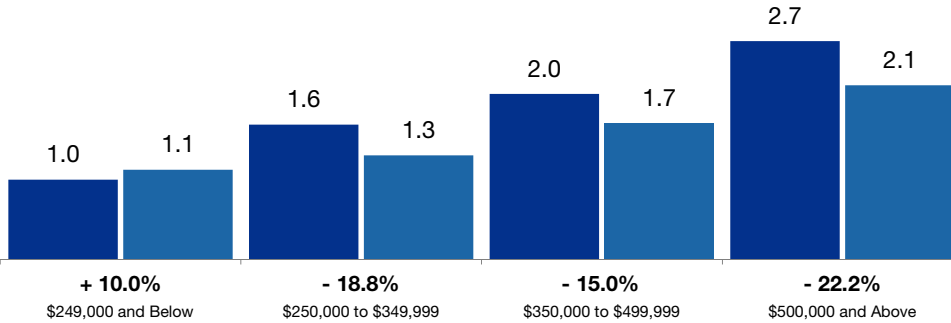
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

Richmond Metro

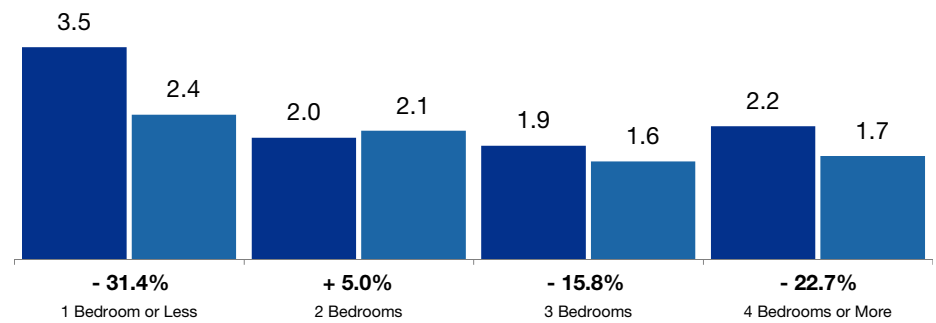
By Price Range

■ 05-2025 ■ 05-2026



By Bedroom

■ 05-2025 ■ 05-2026



All Properties

By Price Range	05-2025	05-2026	Change
\$249,000 and Below	1.0	1.1	+ 10.0%
\$250,000 to \$349,999	1.6	1.3	- 18.8%
\$350,000 to \$499,999	2.0	1.7	- 15.0%
\$500,000 and Above	2.7	2.1	- 22.2%
All Price Ranges	2.0	1.7	- 15.0%

Single Family

05-2025	05-2026	Change
0.8	0.9	+ 12.5%
1.2	1.0	- 16.7%
1.7	1.2	- 29.4%
2.4	1.9	- 20.8%
1.8	1.5	- 16.7%

Condo/Town

05-2025	05-2026	Change
1.5	1.6	+ 6.7%
3.1	2.0	- 35.5%
3.3	3.0	- 9.1%
3.9	3.3	- 15.4%
3.1	2.6	- 16.1%

By Bedroom

05-2025	05-2026	Change
3.5	2.4	- 31.4%
2.0	2.1	+ 5.0%
1.9	1.6	- 15.8%
2.2	1.7	- 22.7%
2.0	1.7	- 15.0%

05-2025	05-2026	Change
--	0.9	--
1.3	1.5	+ 15.4%
1.4	1.2	- 14.3%
2.1	1.7	- 19.0%
1.8	1.5	- 16.7%

05-2025	05-2026	Change
3.8	2.4	- 36.8%
2.5	2.6	+ 4.0%
3.3	2.7	- 18.2%
3.7	2.3	- 37.8%
3.1	2.6	- 16.1%