

# Housing Supply Overview

## Richmond Metro

### April 2026

Nationally, pending home sales rose 1.5% month-over-month, exceeding economists' expectations and marking the second consecutive monthly increase, according to the National Association of REALTORS®. Contract signings advanced in the South and Northeast but declined in the Midwest and West. Year-over-year, pending home sales were higher in the South but lower in the Northeast, Midwest, and West. For the 12-month period spanning May 2025 through April 2026, Pending sales in the Richmond Metro area region were up 5.0 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 2.4 percent to \$435,000. 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 30 days.

Market-wide, inventory levels were down 11.6 percent. The property type with the smallest decline was the Condo/Town segment, where they decreased 9.0 percent. That amounts to 1.4 months supply for Single-Family homes and 2.5 months supply for Townhouse/Condo.

### Quick Facts

**+ 10.1%**

**+ 16.4%**

**+ 7.5%**

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.

New Listings	<b>2</b>
Pending Sales	<b>3</b>
Median Sales Price	<b>4</b>
Days on Market Until Sale	<b>5</b>
Percent of Original List Price Received	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

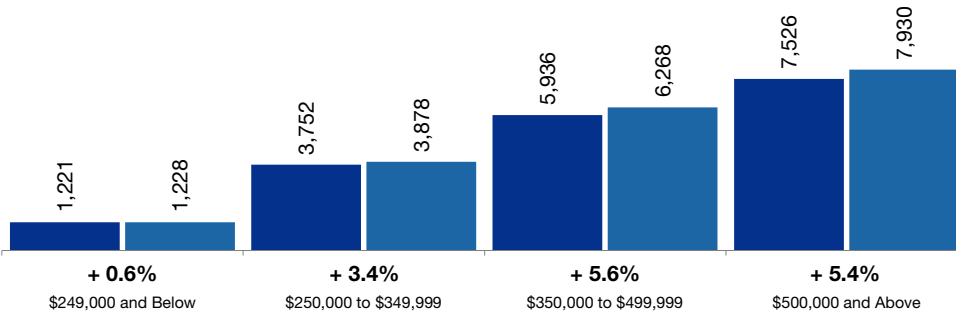
# New Listings

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

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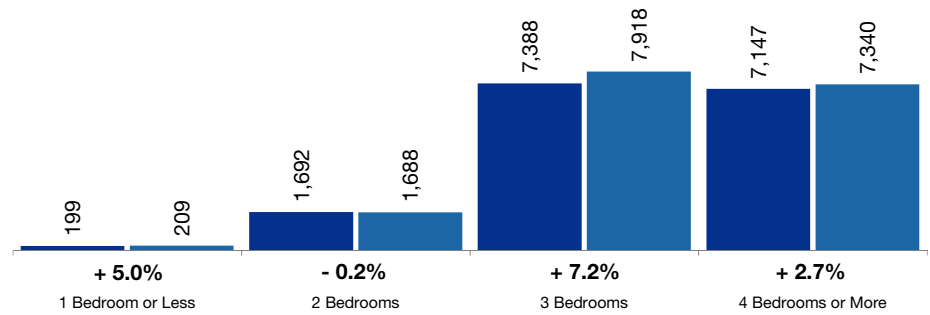
## By Price Range

■ 04-2025 ■ 04-2026



## By Bedroom

■ 04-2025 ■ 04-2026



### All Properties

By Price Range	04-2025	04-2026	Change
\$249,000 and Below	1,221	1,228	+ 0.6%
\$250,000 to \$349,999	3,752	3,878	+ 3.4%
\$350,000 to \$499,999	5,936	6,268	+ 5.6%
\$500,000 and Above	7,526	7,930	+ 5.4%
<b>All Price Ranges</b>	<b>16,426</b>	<b>17,155</b>	<b>+ 4.4%</b>

### Single Family

04-2025	04-2026	Change
865	867	+ 0.2%
2,733	2,721	- 0.4%
4,458	4,593	+ 3.0%
6,245	6,727	+ 7.7%
<b>12,803</b>	<b>13,265</b>	<b>+ 3.6%</b>

### Condo/Town

04-2025	04-2026	Change
356	361	+ 1.4%
1,019	1,157	+ 13.5%
1,474	1,673	+ 13.5%
1,277	1,198	- 6.2%
<b>3,618</b>	<b>3,884</b>	<b>+ 7.4%</b>

### By Bedroom

04-2025	04-2026	Change
199	209	+ 5.0%
1,692	1,688	- 0.2%
7,388	7,918	+ 7.2%
7,147	7,340	+ 2.7%
<b>12,803</b>	<b>13,265</b>	<b>+ 4.4%</b>

04-2025	04-2026	Change
17	11	- 35.3%
697	698	+ 0.1%
5,344	5,666	+ 6.0%
6,745	6,890	+ 2.1%
<b>12,803</b>	<b>13,265</b>	<b>+ 3.6%</b>

04-2025	04-2026	Change
182	198	+ 8.8%
995	990	- 0.5%
2,039	2,246	+ 10.2%
402	450	+ 11.9%
<b>3,618</b>	<b>3,884</b>	<b>+ 7.4%</b>

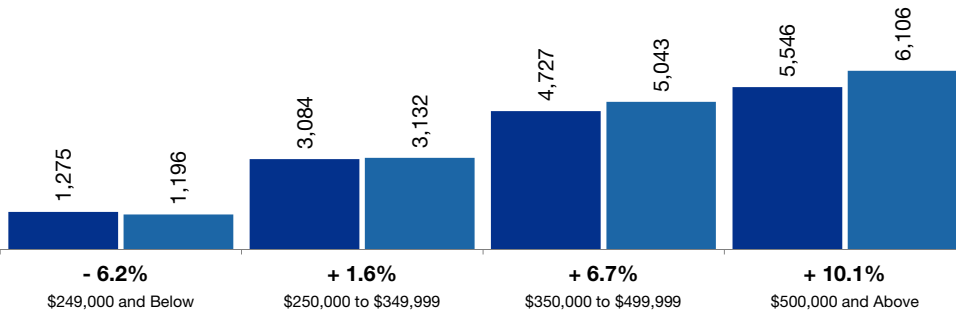
# Pending Sales

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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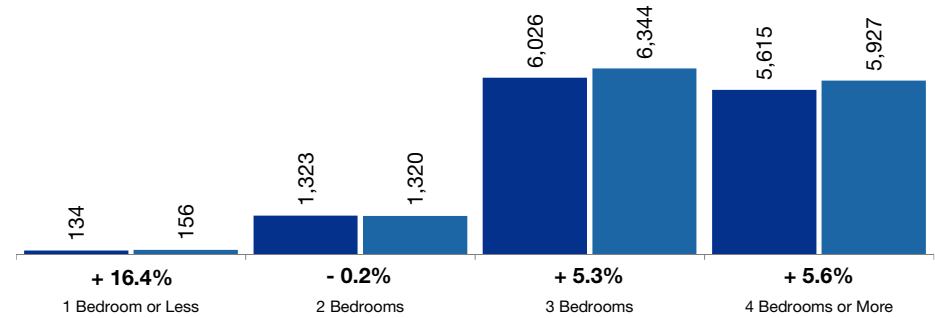
## By Price Range

■ 04-2025 ■ 04-2026



## By Bedroom

■ 04-2025 ■ 04-2026



### All Properties

By Price Range	04-2025	04-2026	Change
\$249,000 and Below	1,275	1,196	- 6.2%
\$250,000 to \$349,999	3,084	3,132	+ 1.6%
\$350,000 to \$499,999	4,727	5,043	+ 6.7%
\$500,000 and Above	5,546	6,106	+ 10.1%
<b>All Price Ranges</b>	<b>13,098</b>	<b>13,747</b>	<b>+ 5.0%</b>

### Single Family

04-2025	04-2026	Change
955	879	- 8.0%
2,334	2,270	- 2.7%
3,668	3,882	+ 5.8%
4,724	5,307	+ 12.3%
<b>10,480</b>	<b>10,930</b>	<b>+ 4.3%</b>

### Condo/Town

04-2025	04-2026	Change
320	317	- 0.9%
750	862	+ 14.9%
1,058	1,160	+ 9.6%
821	796	- 3.0%
<b>2,616</b>	<b>2,813</b>	<b>+ 7.5%</b>

### By Bedroom

04-2025	04-2026	Change
134	156	+ 16.4%
1,323	1,320	- 0.2%
6,026	6,344	+ 5.3%
5,615	5,927	+ 5.6%
<b>13,098</b>	<b>13,747</b>	<b>+ 5.0%</b>

04-2025	04-2026	Change
14	7	- 50.0%
592	553	- 6.6%
4,550	4,766	+ 4.7%
5,324	5,604	+ 5.3%
<b>10,480</b>	<b>10,930</b>	<b>+ 4.3%</b>

04-2025	04-2026	Change
120	149	+ 24.2%
731	767	+ 4.9%
1,474	1,574	+ 6.8%
291	323	+ 11.0%
<b>2,616</b>	<b>2,813</b>	<b>+ 7.5%</b>

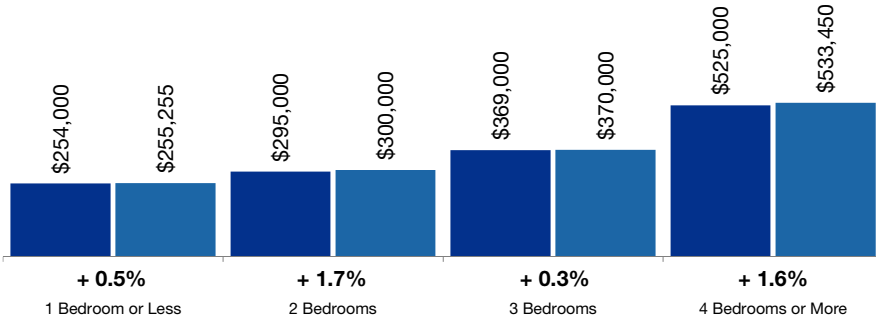
# Median Sales Price

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.**

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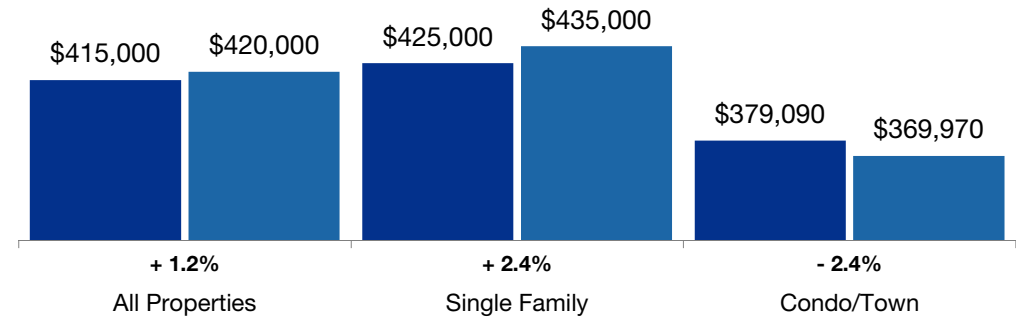
## By Bedroom

■ 04-2025 ■ 04-2026



## By Property Type

■ 04-2025 ■ 04-2026



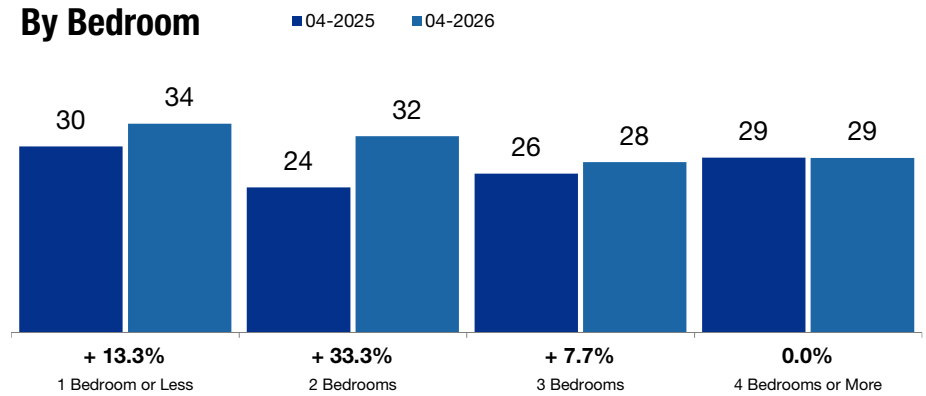
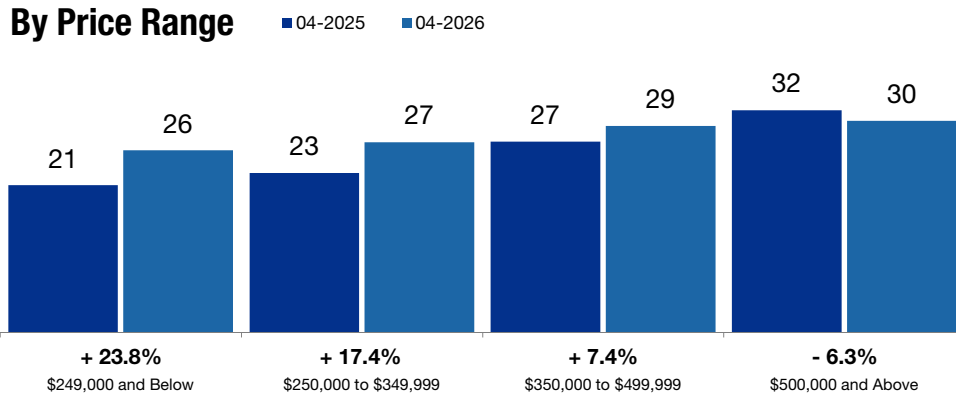
By Bedroom	All Properties		
	04-2025	04-2026	Change
1 Bedroom or Less	\$254,000	\$255,255	+ 0.5%
2 Bedrooms	\$295,000	\$300,000	+ 1.7%
3 Bedrooms	\$369,000	\$370,000	+ 0.3%
4 Bedrooms or More	\$525,000	\$533,450	+ 1.6%
<b>All Bedroom Ranges</b>	<b>\$415,000</b>	<b>\$420,000</b>	<b>+ 1.2%</b>

	Single Family			Condo/Town		
	04-2025	04-2026	Change	04-2025	04-2026	Change
	\$185,000	\$170,000	- 8.1%	\$255,000	\$259,000	+ 1.6%
	\$261,750	\$268,500	+ 2.6%	\$312,000	\$315,000	+ 1.0%
	\$359,997	\$365,000	+ 1.4%	\$395,025	\$385,000	- 2.5%
	\$525,000	\$536,000	+ 2.1%	\$508,348	\$468,995	- 7.7%
	<b>\$425,000</b>	<b>\$435,000</b>	<b>+ 2.4%</b>	<b>\$379,090</b>	<b>\$369,970</b>	<b>- 2.4%</b>

# 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.

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#### All Properties

By Price Range	04-2025	04-2026	Change
\$249,000 and Below	21	26	+ 23.8%
\$250,000 to \$349,999	23	27	+ 17.4%
\$350,000 to \$499,999	27	29	+ 7.4%
\$500,000 and Above	32	30	- 6.3%
<b>All Price Ranges</b>	<b>27</b>	<b>29</b>	<b>+ 7.4%</b>

#### Single Family

04-2025	04-2026	Change	04-2025	04-2026	Change
20	24	+ 20.0%	22	30	+ 36.4%
20	23	+ 15.0%	32	37	+ 15.6%
24	25	+ 4.2%	39	45	+ 15.4%
30	29	- 3.3%	42	38	- 9.5%
<b>25</b>	<b>26</b>	<b>+ 4.0%</b>	<b>35</b>	<b>39</b>	<b>+ 11.4%</b>

#### Condo/Town

04-2025	04-2026	Change	04-2025	04-2026	Change
22	30	+ 36.4%	32	37	+ 15.6%
39	45	+ 15.4%	42	38	- 9.5%
<b>35</b>	<b>39</b>	<b>+ 11.4%</b>			

#### By Bedroom

By Bedroom	04-2025	04-2026	Change
1 Bedroom or Less	30	34	+ 13.3%
2 Bedrooms	24	32	+ 33.3%
3 Bedrooms	26	28	+ 7.7%
4 Bedrooms or More	29	29	0.0%
<b>All Bedroom Ranges</b>	<b>27</b>	<b>29</b>	<b>+ 7.4%</b>

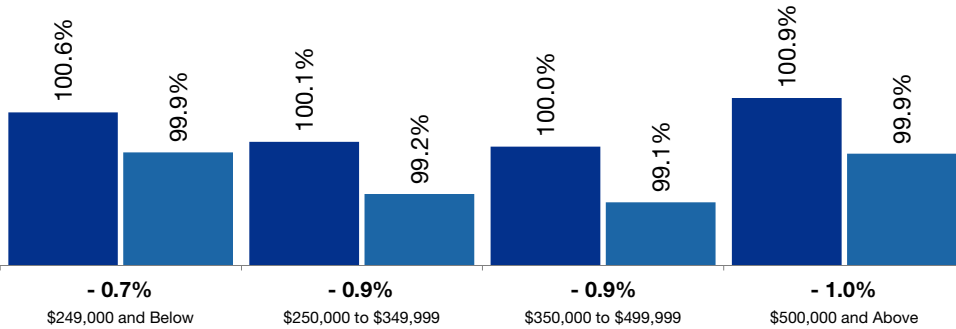
04-2025	04-2026	Change	04-2025	04-2026	Change
29	14	- 51.7%	31	35	+ 12.9%
19	26	+ 36.8%	28	36	+ 28.6%
22	23	+ 4.5%	38	41	+ 7.9%
28	28	0.0%	42	40	- 4.8%
<b>25</b>	<b>26</b>	<b>+ 4.0%</b>	<b>35</b>	<b>39</b>	<b>+ 11.4%</b>

# 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.**

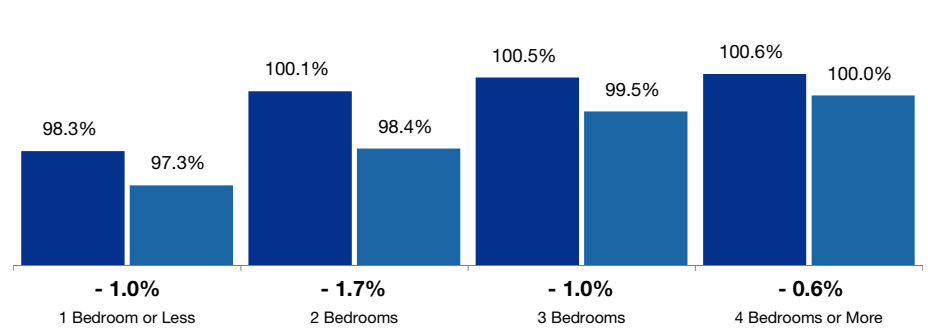
## By Price Range

■ 04-2025 ■ 04-2026



## By Bedroom

■ 04-2025 ■ 04-2026



### All Properties

By Price Range	04-2025	04-2026	Change
\$249,000 and Below	100.6%	99.9%	-0.7%
\$250,000 to \$349,999	100.1%	99.2%	-0.9%
\$350,000 to \$499,999	100.0%	99.1%	-0.9%
\$500,000 and Above	100.9%	99.9%	-1.0%
<b>All Price Ranges</b>	<b>100.5%</b>	<b>99.6%</b>	<b>-0.9%</b>

### Single Family

04-2025	04-2026	Change	04-2025	04-2026	Change
101.5%	100.7%	-0.8%	98.7%	98.1%	-0.6%
100.3%	99.5%	-0.8%	99.6%	98.5%	-1.1%
100.2%	99.5%	-0.7%	99.4%	97.8%	-1.6%
101.1%	100.1%	-1.0%	99.6%	98.6%	-1.0%
<b>100.7%</b>	<b>99.9%</b>	<b>-0.8%</b>	<b>99.4%</b>	<b>98.4%</b>	<b>-1.0%</b>

### Condo/Town

By Bedroom	04-2025	04-2026	Change
1 Bedroom or Less	98.3%	97.3%	-1.0%
2 Bedrooms	100.1%	98.4%	-1.7%
3 Bedrooms	100.5%	99.5%	-1.0%
4 Bedrooms or More	100.6%	100.0%	-0.6%
<b>All Bedroom Ranges</b>	<b>100.5%</b>	<b>99.6%</b>	<b>-0.9%</b>

04-2025	04-2026	Change	04-2025	04-2026	Change
98.1%	97.8%	-0.3%	98.4%	97.3%	-1.1%
101.3%	98.7%	-2.6%	99.1%	98.2%	-0.9%
100.8%	99.8%	-1.0%	99.6%	98.5%	-1.1%
100.6%	100.0%	-0.6%	100.1%	98.6%	-1.5%
<b>100.7%</b>	<b>99.9%</b>	<b>-0.8%</b>	<b>99.4%</b>	<b>98.4%</b>	<b>-1.0%</b>

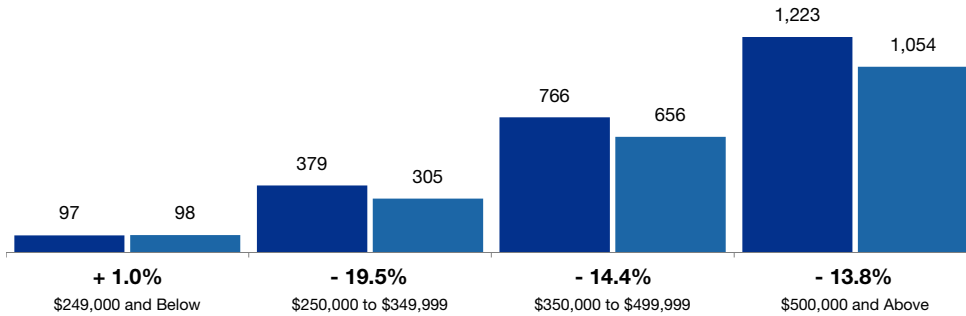
# Inventory of Homes for Sale

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

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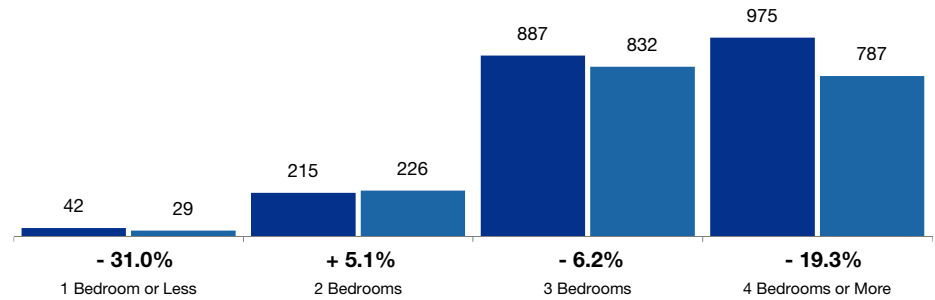
## By Price Range

■ 04-2025 ■ 04-2026



## By Bedroom

■ 04-2025 ■ 04-2026



### All Properties

By Price Range	04-2025	04-2026	Change
\$249,000 and Below	97	98	+ 1.0%
\$250,000 to \$349,999	379	305	- 19.5%
\$350,000 to \$499,999	766	656	- 14.4%
\$500,000 and Above	1,223	1,054	- 13.8%
<b>All Price Ranges</b>	<b>2,119</b>	<b>1,874</b>	<b>- 11.6%</b>

### Single Family

04-2025	04-2026	Change
68	60	- 11.8%
198	181	- 8.6%
487	362	- 25.7%
958	837	- 12.6%
<b>1,477</b>	<b>1,289</b>	<b>- 12.7%</b>

### Condo/Town

04-2025	04-2026	Change
29	38	+ 31.0%
181	124	- 31.5%
279	293	+ 5.0%
265	216	- 18.5%
<b>642</b>	<b>584</b>	<b>- 9.0%</b>

### By Bedroom

By Bedroom	04-2025	04-2026	Change
1 Bedroom or Less	42	29	- 31.0%
2 Bedrooms	215	226	+ 5.1%
3 Bedrooms	887	832	- 6.2%
4 Bedrooms or More	975	787	- 19.3%
<b>All Bedroom Ranges</b>	<b>2,119</b>	<b>1,874</b>	<b>- 11.6%</b>

04-2025	04-2026	Change
1	1	0.0%
55	83	+ 50.9%
523	472	- 9.8%
898	733	- 18.4%
<b>1,477</b>	<b>1,289</b>	<b>- 12.7%</b>

04-2025	04-2026	Change
41	28	- 31.7%
160	143	- 10.6%
364	359	- 1.4%
77	54	- 29.9%
<b>642</b>	<b>584</b>	<b>- 9.0%</b>

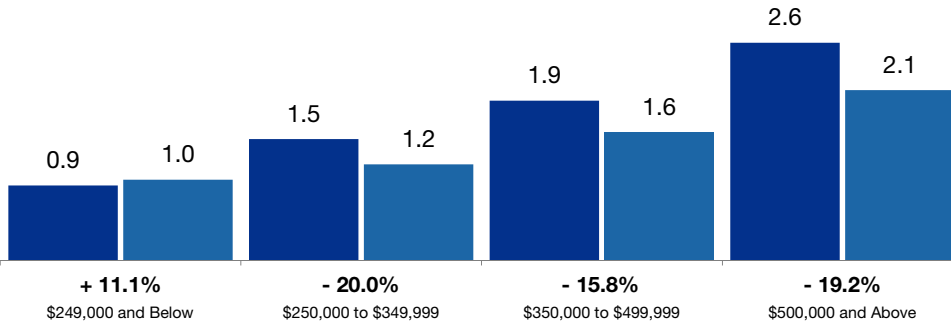
# Months Supply of Inventory

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.

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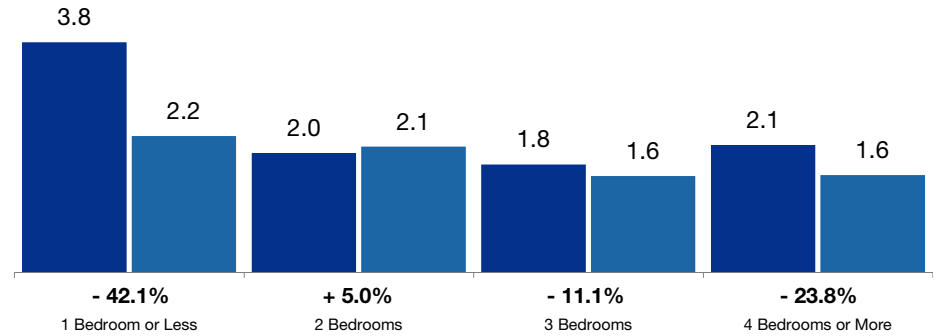
## By Price Range

■ 04-2025 ■ 04-2026



## By Bedroom

■ 04-2025 ■ 04-2026



### All Properties

By Price Range	04-2025	04-2026	Change
\$249,000 and Below	0.9	1.0	+ 11.1%
\$250,000 to \$349,999	1.5	1.2	- 20.0%
\$350,000 to \$499,999	1.9	1.6	- 15.8%
\$500,000 and Above	2.6	2.1	- 19.2%
<b>All Price Ranges</b>	<b>1.9</b>	<b>1.6</b>	<b>- 15.8%</b>

### Single Family

04-2025	04-2026	Change
0.9	0.8	- 11.1%
1.0	1.0	0.0%
1.6	1.1	- 31.3%
2.4	1.9	- 20.8%
<b>1.7</b>	<b>1.4</b>	<b>- 17.6%</b>

### Condo/Town

04-2025	04-2026	Change
1.1	1.4	+ 27.3%
2.9	1.7	- 41.4%
3.2	3.0	- 6.3%
3.9	3.3	- 15.4%
<b>2.9</b>	<b>2.5</b>	<b>- 13.8%</b>

### By Bedroom

04-2025	04-2026	Change
3.8	2.2	- 42.1%
2.0	2.1	+ 5.0%
1.8	1.6	- 11.1%
2.1	1.6	- 23.8%
<b>1.9</b>	<b>1.6</b>	<b>- 15.8%</b>

04-2025	04-2026	Change
0.6	0.9	+ 50.0%
1.1	1.8	+ 63.6%
1.4	1.2	- 14.3%
2.0	1.6	- 20.0%
<b>1.7</b>	<b>1.4</b>	<b>- 17.6%</b>

04-2025	04-2026	Change
4.1	2.3	- 43.9%
2.6	2.2	- 15.4%
3.0	2.7	- 10.0%
3.2	2.0	- 37.5%
<b>2.9</b>	<b>2.5</b>	<b>- 13.8%</b>