Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Richmond City

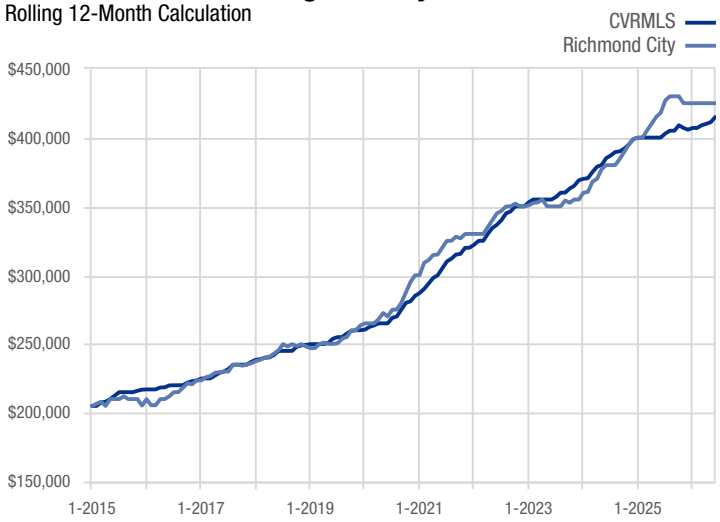
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	272	**269**	- 1.1%	1,562	**1,623**	+ 3.9%
Pending Sales	200	**220**	+ 10.0%	1,229	**1,315**	+ 7.0%
Closed Sales	226	**275**	+ 21.7%	1,128	**1,204**	+ 6.7%
Days on Market Until Sale	15	**15**	0.0%	20	**23**	+ 15.0%
Median Sales Price*	$475,000	**$470,000**	- 1.1%	$430,000	**$427,500**	- 0.6%
Average Sales Price*	$586,292	**$592,916**	+ 1.1%	$534,217	**$552,275**	+ 3.4%
Percent of Original List Price Received*	101.5%	**102.2%**	+ 0.7%	101.2%	**100.8%**	- 0.4%
Inventory of Homes for Sale	334	**271**	- 18.9%	—	**—**	—
Months Supply of Inventory	1.8	**1.4**	- 22.2%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	43	**53**	+ 23.3%	349	**356**	+ 2.0%
Pending Sales	32	**45**	+ 40.6%	223	**257**	+ 15.2%
Closed Sales	39	**46**	+ 17.9%	208	**231**	+ 11.1%
Days on Market Until Sale	41	**40**	- 2.4%	36	**40**	+ 11.1%
Median Sales Price*	$314,925	**$398,000**	+ 26.4%	$321,500	**$353,000**	+ 9.8%
Average Sales Price*	$379,786	**$483,429**	+ 27.3%	$385,895	**$395,921**	+ 2.6%
Percent of Original List Price Received*	100.0%	**99.1%**	- 0.9%	98.4%	**98.1%**	- 0.3%
Inventory of Homes for Sale	126	**113**	- 10.3%	—	**—**	—
Months Supply of Inventory	3.6	**3.1**	- 13.9%	—	**—**	—

* 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.

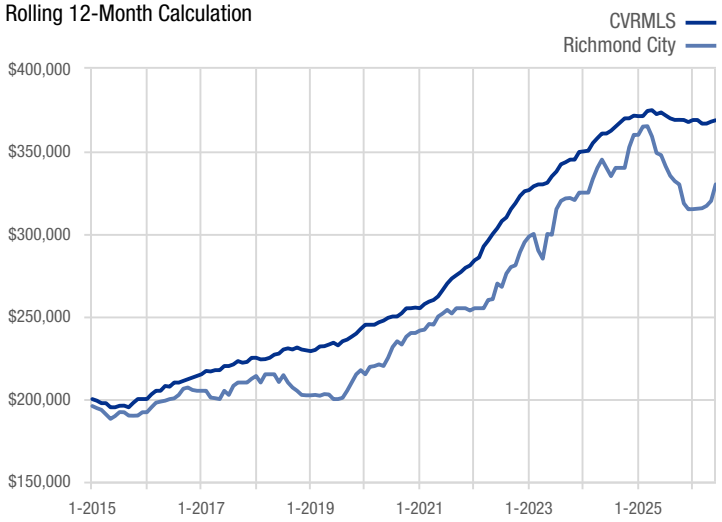
Median Sales Price - Single-Family

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.

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