

# Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 30

30-Richmond

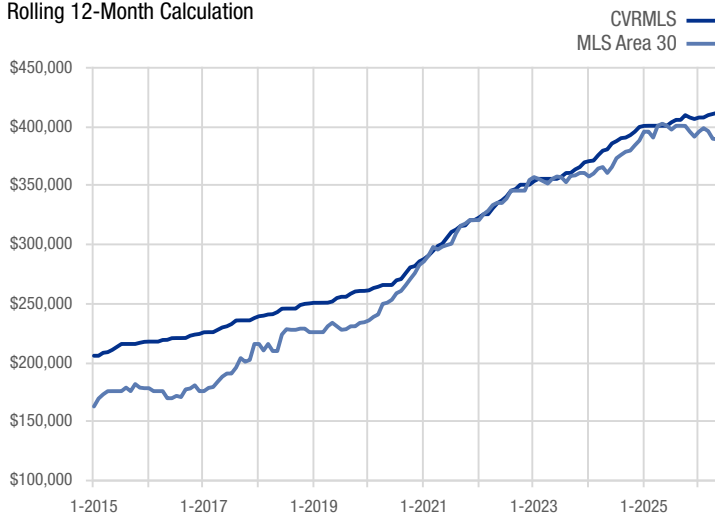
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	42	61	+ 45.2%	240	256	+ 6.7%
Pending Sales	38	40	+ 5.3%	177	197	+ 11.3%
Closed Sales	51	42	- 17.6%	173	167	- 3.5%
Days on Market Until Sale	16	24	+ 50.0%	20	32	+ 60.0%
Median Sales Price*	\$440,000	<b>\$476,000</b>	+ 8.2%	\$400,000	<b>\$392,750</b>	- 1.8%
Average Sales Price*	\$481,504	<b>\$485,745</b>	+ 0.9%	\$412,127	<b>\$417,230</b>	+ 1.2%
Percent of Original List Price Received*	102.0%	<b>101.8%</b>	- 0.2%	100.1%	<b>98.9%</b>	- 1.2%
Inventory of Homes for Sale	64	67	+ 4.7%	—	—	—
Months Supply of Inventory	1.9	2.0	+ 5.3%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1	1	0.0%	9	9	0.0%
Pending Sales	0	1	—	6	9	+ 50.0%
Closed Sales	2	1	- 50.0%	6	9	+ 50.0%
Days on Market Until Sale	9	2	- 77.8%	24	45	+ 87.5%
Median Sales Price*	\$316,975	<b>\$135,000</b>	- 57.4%	\$190,000	<b>\$399,950</b>	+ 110.5%
Average Sales Price*	\$316,975	<b>\$135,000</b>	- 57.4%	\$282,992	<b>\$362,892</b>	+ 28.2%
Percent of Original List Price Received*	101.0%	<b>100.0%</b>	- 1.0%	93.3%	<b>97.0%</b>	+ 4.0%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	3.3	1.2	- 63.6%	—	—	—

\* 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.

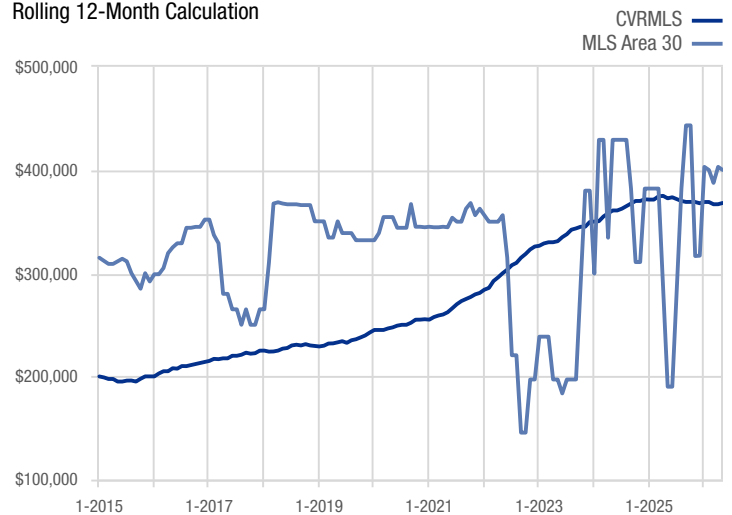
### Median Sales Price - Single-Family

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.