

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

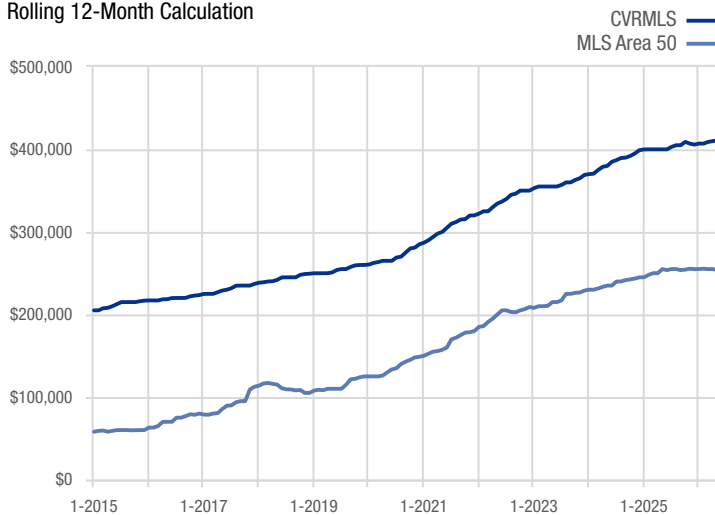
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	45	29	- 35.6%	184	168	- 8.7%
Pending Sales	30	25	- 16.7%	140	137	- 2.1%
Closed Sales	24	26	+ 8.3%	115	138	+ 20.0%
Days on Market Until Sale	26	29	+ 11.5%	28	31	+ 10.7%
Median Sales Price*	\$273,050	\$253,000	- 7.3%	\$255,000	\$252,000	- 1.2%
Average Sales Price*	\$286,760	\$250,812	- 12.5%	\$259,855	\$261,908	+ 0.8%
Percent of Original List Price Received*	98.8%	97.8%	- 1.0%	99.3%	97.5%	- 1.8%
Inventory of Homes for Sale	52	37	- 28.8%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	15	8	- 46.7%	37	23	- 37.8%
Pending Sales	2	7	+ 250.0%	20	14	- 30.0%
Closed Sales	6	1	- 83.3%	7	10	+ 42.9%
Days on Market Until Sale	25	40	+ 60.0%	22	70	+ 218.2%
Median Sales Price*	\$289,360	\$316,945	+ 9.5%	\$287,240	\$298,185	+ 3.8%
Average Sales Price*	\$295,340	\$316,945	+ 7.3%	\$275,613	\$299,472	+ 8.7%
Percent of Original List Price Received*	96.9%	100.0%	+ 3.2%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	19	11	- 42.1%	—	—	—
Months Supply of Inventory	5.9	3.9	- 33.9%	—	—	—

* 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.

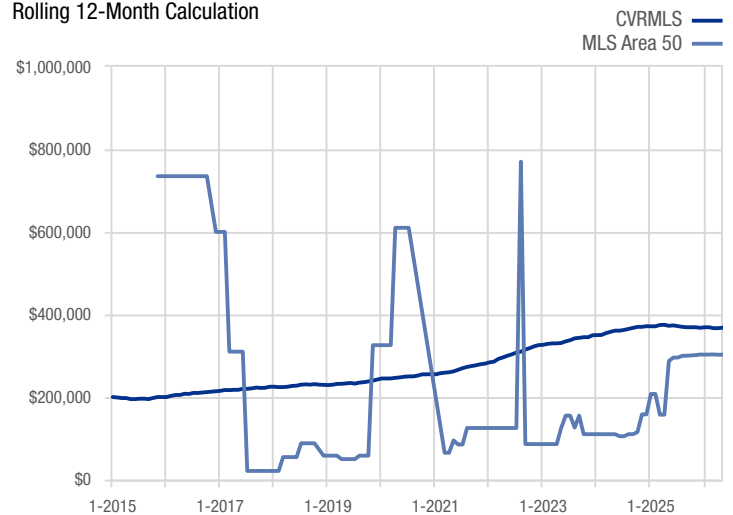
Median Sales Price - Single-Family

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.