

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

60-Richmond

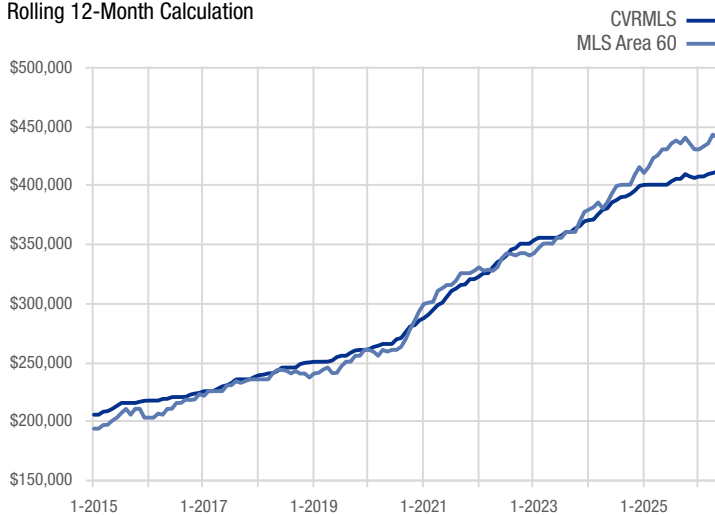
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	63	77	+ 22.2%	297	318	+ 7.1%
Pending Sales	63	77	+ 22.2%	256	270	+ 5.5%
Closed Sales	58	72	+ 24.1%	219	218	- 0.5%
Days on Market Until Sale	16	13	- 18.8%	18	21	+ 16.7%
Median Sales Price*	\$469,000	\$456,325	- 2.7%	\$425,000	\$444,950	+ 4.7%
Average Sales Price*	\$472,394	\$498,241	+ 5.5%	\$457,633	\$505,109	+ 10.4%
Percent of Original List Price Received*	102.3%	103.1%	+ 0.8%	101.9%	101.3%	- 0.6%
Inventory of Homes for Sale	55	51	- 7.3%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	11	12	+ 9.1%	79	70	- 11.4%
Pending Sales	8	13	+ 62.5%	53	55	+ 3.8%
Closed Sales	10	16	+ 60.0%	50	49	- 2.0%
Days on Market Until Sale	19	33	+ 73.7%	34	50	+ 47.1%
Median Sales Price*	\$361,750	\$358,995	- 0.8%	\$286,000	\$342,000	+ 19.6%
Average Sales Price*	\$349,948	\$346,266	- 1.1%	\$321,963	\$368,237	+ 14.4%
Percent of Original List Price Received*	98.5%	97.0%	- 1.5%	97.9%	96.9%	- 1.0%
Inventory of Homes for Sale	33	30	- 9.1%	—	—	—
Months Supply of Inventory	3.5	3.4	- 2.9%	—	—	—

* 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.

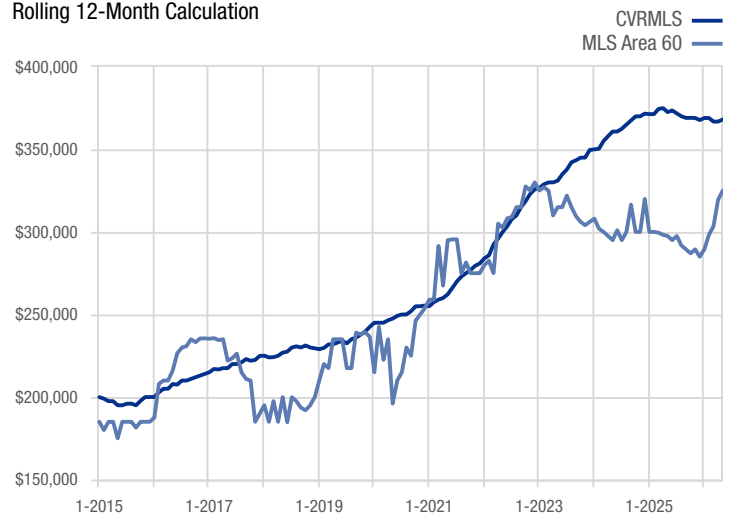
Median Sales Price - Single-Family

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.