

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

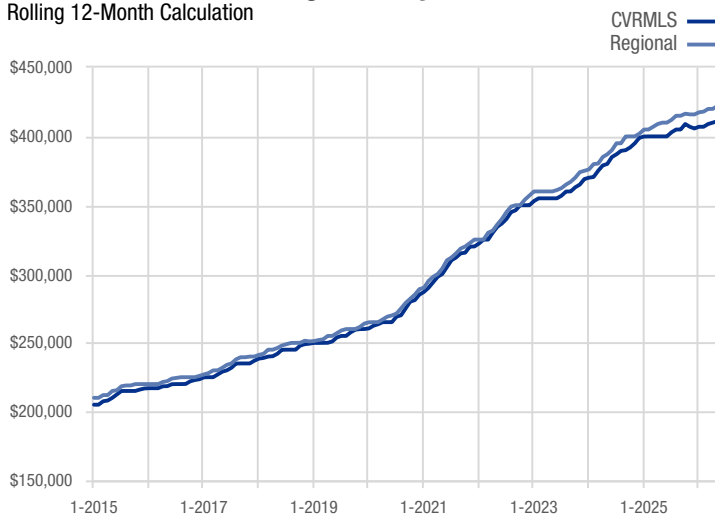
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1,789	1,752	- 2.1%	7,689	7,994	+ 4.0%
Pending Sales	1,421	1,547	+ 8.9%	6,066	6,516	+ 7.4%
Closed Sales	1,449	1,442	- 0.5%	5,302	5,579	+ 5.2%
Days on Market Until Sale	24	20	- 16.7%	29	30	+ 3.4%
Median Sales Price*	\$425,000	\$430,503	+ 1.3%	\$409,990	\$422,500	+ 3.1%
Average Sales Price*	\$493,337	\$524,958	+ 6.4%	\$473,894	\$497,367	+ 5.0%
Percent of Original List Price Received*	100.9%	101.1%	+ 0.2%	100.2%	99.9%	- 0.3%
Inventory of Homes for Sale	2,229	2,045	- 8.3%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	391	436	+ 11.5%	1,783	1,926	+ 8.0%
Pending Sales	267	341	+ 27.7%	1,230	1,429	+ 16.2%
Closed Sales	249	311	+ 24.9%	1,064	1,183	+ 11.2%
Days on Market Until Sale	29	36	+ 24.1%	37	44	+ 18.9%
Median Sales Price*	\$372,723	\$375,000	+ 0.6%	\$371,750	\$372,840	+ 0.3%
Average Sales Price*	\$409,934	\$397,806	- 3.0%	\$397,663	\$396,082	- 0.4%
Percent of Original List Price Received*	99.1%	98.8%	- 0.3%	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	733	676	- 7.8%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

* 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.

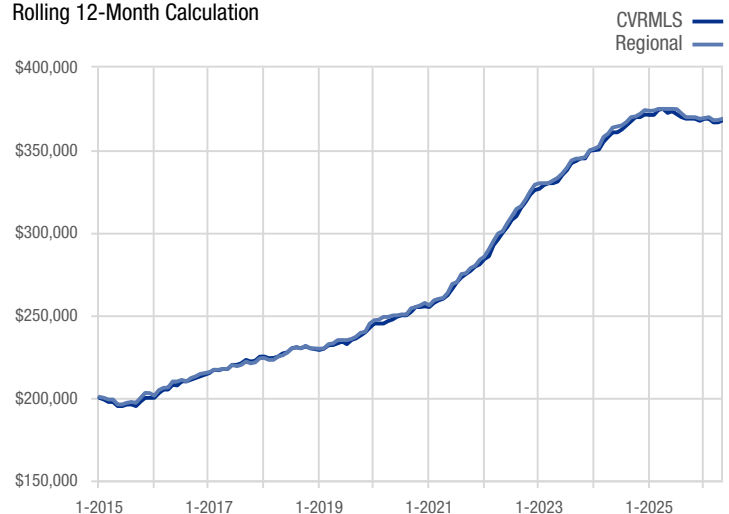
Median Sales Price - Single-Family

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.

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