

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



Richmond County

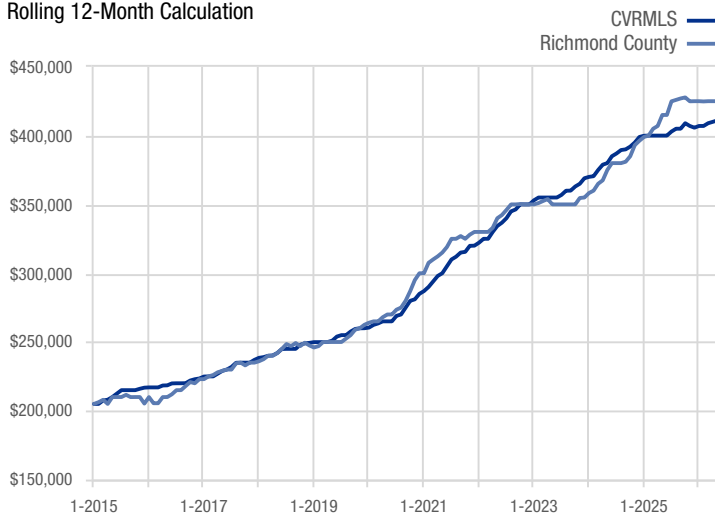
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	287	301	+ 4.9%	1,320	1,359	+ 3.0%
Pending Sales	241	285	+ 18.3%	1,043	1,117	+ 7.1%
Closed Sales	241	253	+ 5.0%	921	942	+ 2.3%
Days on Market Until Sale	20	18	- 10.0%	22	26	+ 18.2%
Median Sales Price*	\$465,000	\$460,000	- 1.1%	\$420,000	\$418,500	- 0.4%
Average Sales Price*	\$576,399	\$606,194	+ 5.2%	\$516,845	\$538,622	+ 4.2%
Percent of Original List Price Received*	101.5%	102.7%	+ 1.2%	101.0%	100.3%	- 0.7%
Inventory of Homes for Sale	330	281	- 14.8%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	61	65	+ 6.6%	306	299	- 2.3%
Pending Sales	36	54	+ 50.0%	191	216	+ 13.1%
Closed Sales	42	46	+ 9.5%	169	183	+ 8.3%
Days on Market Until Sale	31	22	- 29.0%	35	40	+ 14.3%
Median Sales Price*	\$340,810	\$356,500	+ 4.6%	\$325,000	\$345,000	+ 6.2%
Average Sales Price*	\$414,106	\$347,341	- 16.1%	\$387,305	\$373,435	- 3.6%
Percent of Original List Price Received*	99.5%	98.7%	- 0.8%	98.1%	97.8%	- 0.3%
Inventory of Homes for Sale	129	116	- 10.1%	—	—	—
Months Supply of Inventory	3.6	3.3	- 8.3%	—	—	—

* 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.

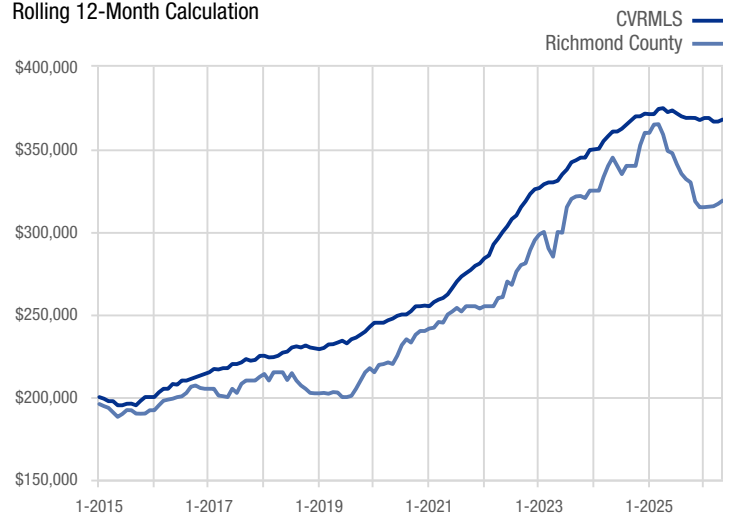
Median Sales Price - Single-Family

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.