

Richmond Metro

Chesterfield, Hanover, Henrico, and Richmond City

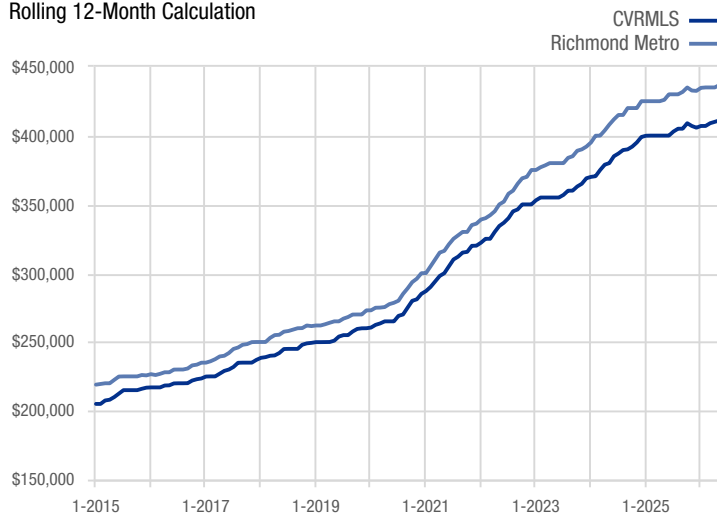
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	1,368	1,303	- 4.8%	5,833	6,003	+ 2.9%
Pending Sales	1,128	1,217	+ 7.9%	4,666	5,011	+ 7.4%
Closed Sales	1,131	1,124	- 0.6%	4,077	4,278	+ 4.9%
Days on Market Until Sale	22	17	- 22.7%	27	27	0.0%
Median Sales Price*	\$440,000	\$454,000	+ 3.2%	\$425,000	\$435,000	+ 2.4%
Average Sales Price*	\$517,983	\$548,873	+ 6.0%	\$495,263	\$511,960	+ 3.4%
Percent of Original List Price Received*	101.3%	101.6%	+ 0.3%	100.6%	100.4%	- 0.2%
Inventory of Homes for Sale	1,543	1,332	- 13.7%	—	—	—
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	377	402	+ 6.6%	1,695	1,803	+ 6.4%
Pending Sales	256	310	+ 21.1%	1,170	1,333	+ 13.9%
Closed Sales	237	291	+ 22.8%	1,003	1,113	+ 11.0%
Days on Market Until Sale	28	34	+ 21.4%	36	43	+ 19.4%
Median Sales Price*	\$375,000	\$379,000	+ 1.1%	\$375,000	\$375,000	0.0%
Average Sales Price*	\$411,977	\$399,462	- 3.0%	\$397,926	\$397,432	- 0.1%
Percent of Original List Price Received*	99.2%	98.7%	- 0.5%	98.7%	98.1%	- 0.6%
Inventory of Homes for Sale	685	622	- 9.2%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

* 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.

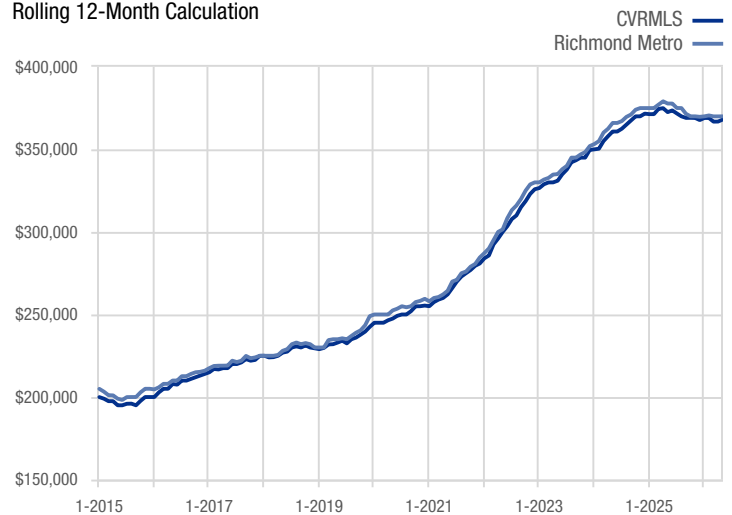
Median Sales Price - Single-Family

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.