

Monthly Indicators

Richmond Metro



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings decreased 4.1 percent for Single Family homes but increased 19.9 percent for Condo/Town homes. Pending Sales increased 2.5 percent for Single Family homes and 20.0 percent for Condo/Town homes. Inventory decreased 12.8 percent for Single Family homes and 7.6 percent for Condo/Town homes.

Median Sales Price increased 0.9 percent to \$465,000 for Single Family homes and 2.7 percent to \$380,000 for Condo/Town homes. Days on Market increased 12.5 percent for Single Family homes and 32.4 percent for Condo/Town homes. Months Supply of Inventory decreased 11.1 percent for Single Family homes and 13.3 percent for Condo/Town homes.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 5.3%	+ 1.2%	- 11.2%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	Change in Homes for Sale All Properties

This report covers residential real estate activity in Chesterfield, Hanover, Henrico, and Richmond City. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



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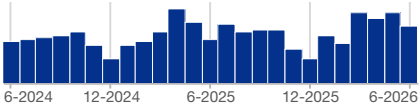
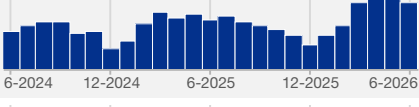
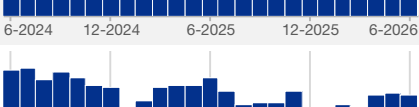
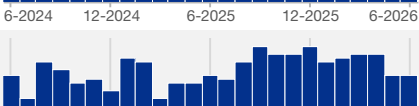
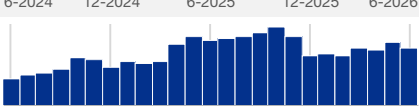
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,297	1,244	- 4.1%	7,131	7,330	+ 2.8%
Pending Sales		1,038	1,064	+ 2.5%	5,703	6,041	+ 5.9%
Closed Sales		1,149	1,206	+ 5.0%	5,226	5,496	+ 5.2%
Days on Market Until Sale		16	18	+ 12.5%	25	25	0.0%
Median Sales Price		\$461,000	\$465,000	+ 0.9%	\$432,000	\$442,500	+ 2.4%
Average Sales Price		\$543,638	\$561,694	+ 3.3%	\$506,031	\$522,865	+ 3.3%
Pct. of Orig. Price Received		101.1%	101.3%	+ 0.2%	100.7%	100.6%	- 0.1%
Housing Affordability Index		94	96	+ 2.1%	100	100	0.0%
Inventory of Homes for Sale		1,625	1,417	- 12.8%	—	—	—
Months Supply of Inventory		1.8	1.6	- 11.1%	—	—	—

Condo/Town Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condo/Town properties only.



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Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		297	356	+ 19.9%	1,990	2,171	+ 9.1%
Pending Sales		240	288	+ 20.0%	1,410	1,609	+ 14.1%
Closed Sales		286	305	+ 6.6%	1,289	1,427	+ 10.7%
Days on Market Until Sale		34	45	+ 32.4%	36	43	+ 19.4%
Median Sales Price		\$370,000	\$380,000	+ 2.7%	\$373,000	\$375,000	+ 0.5%
Average Sales Price		\$395,364	\$407,686	+ 3.1%	\$397,352	\$399,500	+ 0.5%
Pct. of Orig. Price Received		99.7%	98.6%	- 1.1%	99.0%	98.2%	- 0.8%
Housing Affordability Index		117	117	0.0%	116	119	+ 2.6%
Inventory of Homes for Sale		667	616	- 7.6%	—	—	—
Months Supply of Inventory		3.0	2.6	- 13.3%	—	—	—

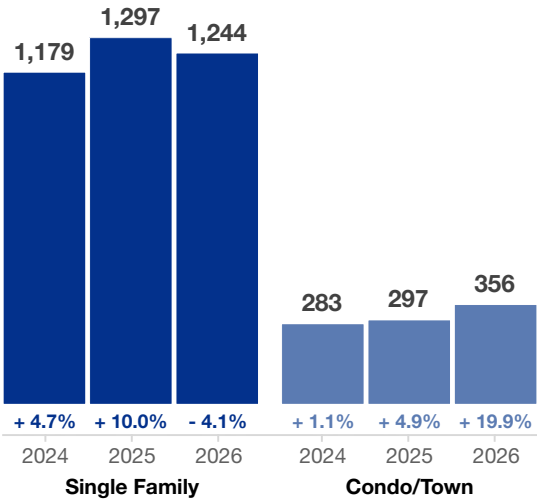
New Listings

A count of the properties that have been newly listed on the market in a given month.

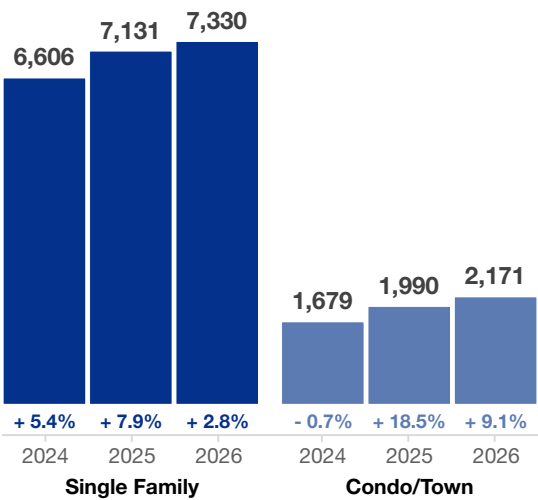


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June

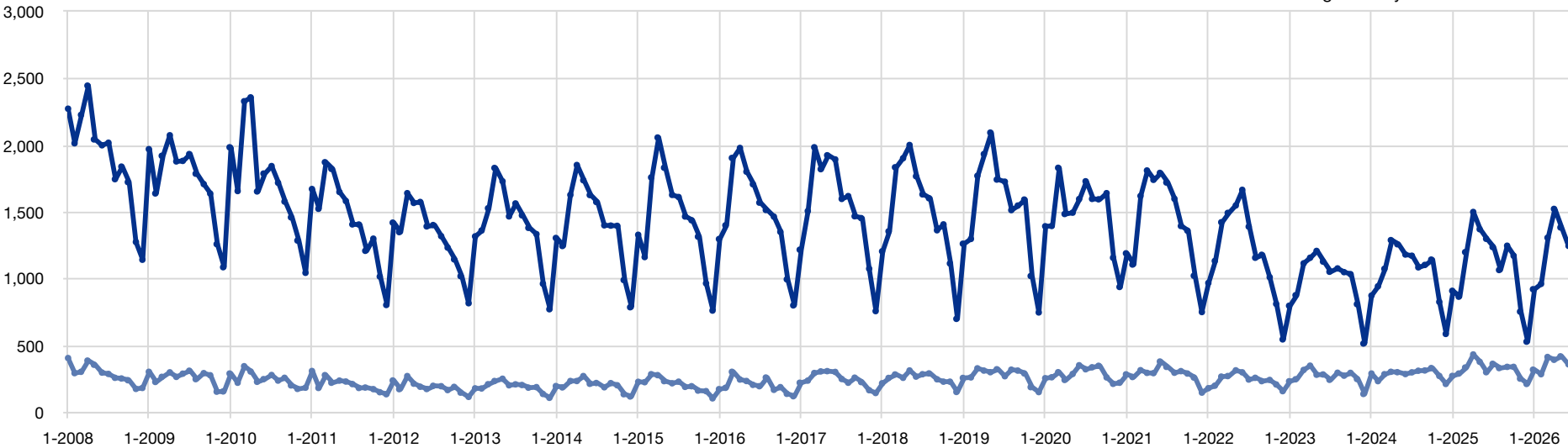


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Jul-2025	1,235	+ 5.6%	360	+ 21.6%
Aug-2025	1,063	- 1.8%	328	+ 6.5%
Sep-2025	1,245	+ 13.1%	337	+ 8.7%
Oct-2025	1,170	+ 2.5%	337	+ 2.7%
Nov-2025	751	- 8.9%	249	- 7.4%
Dec-2025	526	- 9.9%	209	0.0%
Jan-2026	919	+ 1.3%	316	+ 17.5%
Feb-2026	959	+ 11.1%	282	- 1.7%
Mar-2026	1,305	+ 9.0%	411	+ 23.8%
Apr-2026	1,521	+ 1.5%	390	- 9.3%
May-2026	1,382	+ 0.9%	416	+ 10.9%
Jun-2026	1,244	- 4.1%	356	+ 19.9%
12-Month Avg	1,110	+ 2.2%	333	+ 7.8%

Historical New Listings by Month



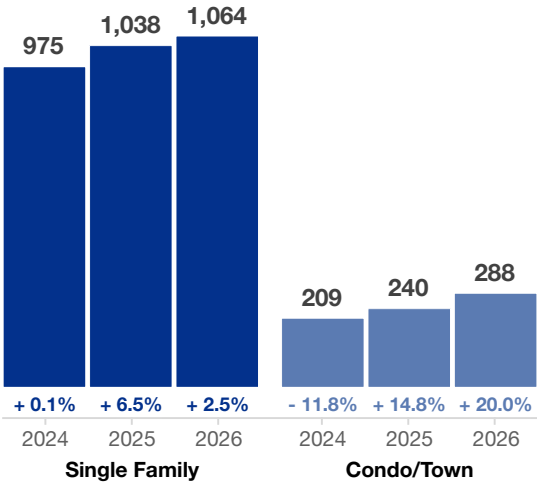
Pending Sales

A count of the properties on which offers have been accepted in a given month.

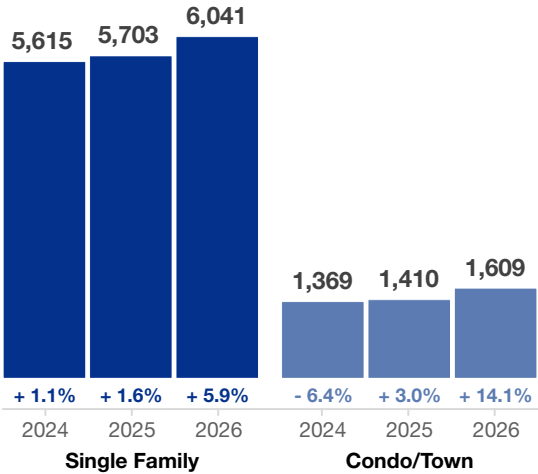


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June

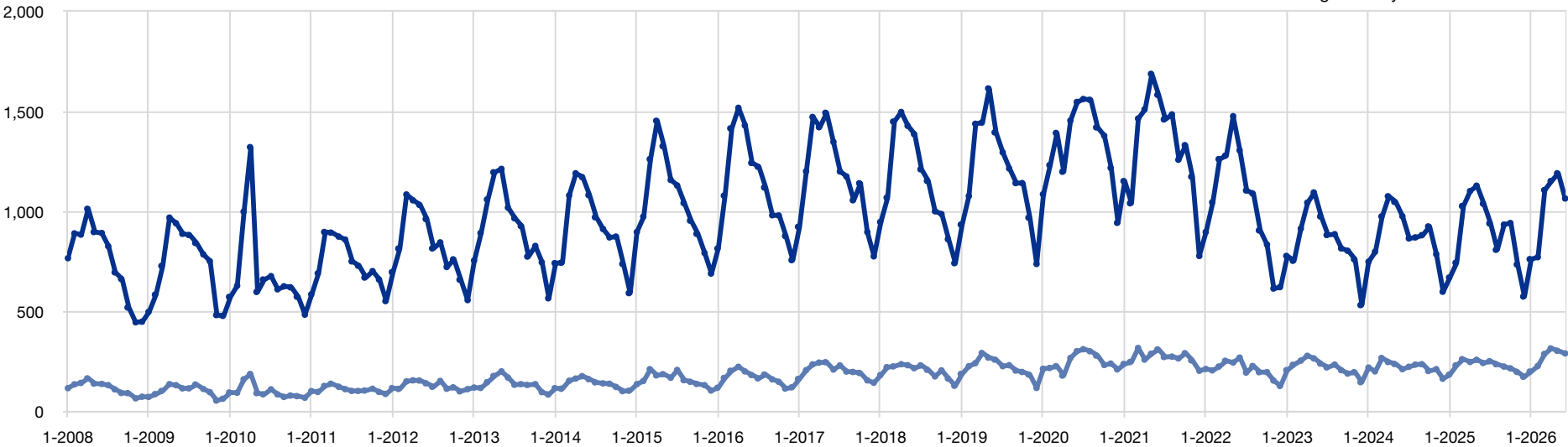


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Jul-2025	939	+ 8.7%	249	+ 12.7%
Aug-2025	807	- 7.1%	234	+ 0.9%
Sep-2025	933	+ 6.0%	222	- 5.1%
Oct-2025	941	+ 1.8%	213	+ 6.5%
Nov-2025	733	- 6.6%	195	- 6.7%
Dec-2025	573	- 4.0%	171	+ 6.2%
Jan-2026	760	+ 13.8%	197	+ 8.2%
Feb-2026	770	+ 3.8%	225	- 1.3%
Mar-2026	1,106	+ 7.8%	285	+ 10.0%
Apr-2026	1,151	+ 4.5%	313	+ 27.8%
May-2026	1,190	+ 5.5%	301	+ 17.6%
Jun-2026	1,064	+ 2.5%	288	+ 20.0%
12-Month Avg	914	+ 3.3%	241	+ 8.6%

Historical Pending Sales by Month



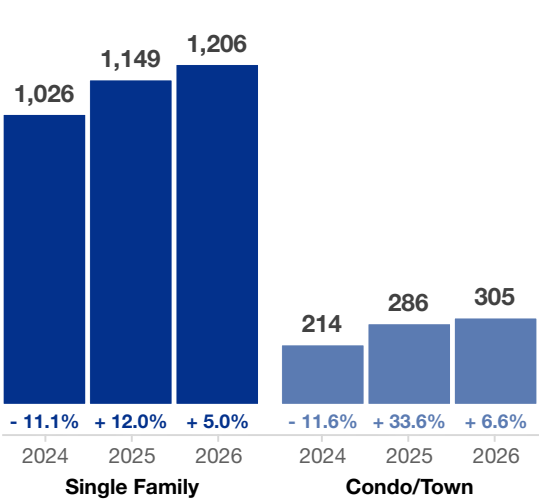
Closed Sales

A count of the actual sales that closed in a given month.

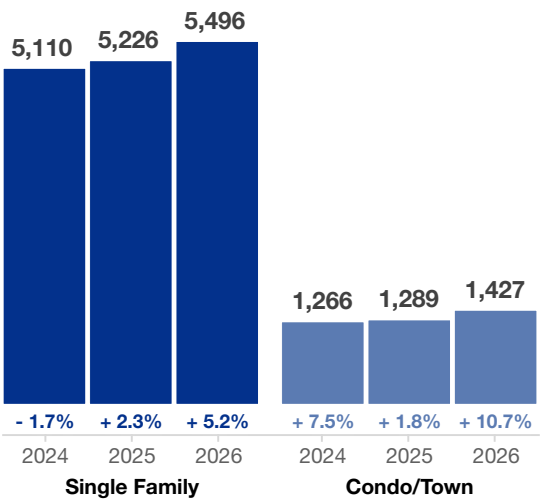


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June

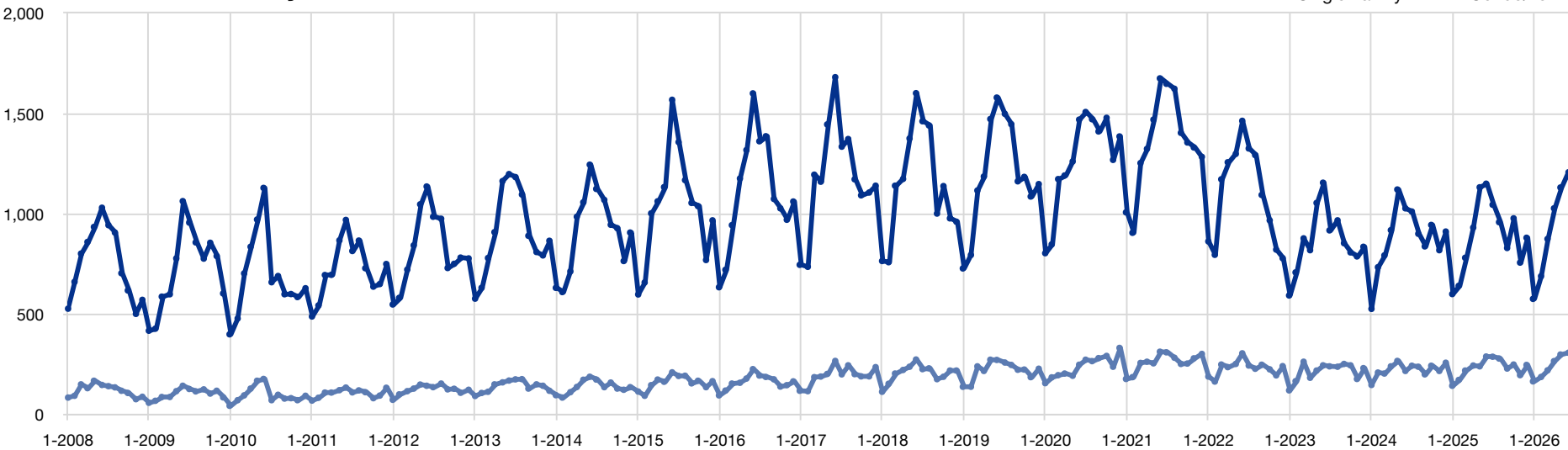


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Jul-2025	1,044	+ 3.4%	285	+ 18.8%
Aug-2025	957	+ 6.5%	276	+ 17.4%
Sep-2025	828	- 1.0%	226	+ 14.7%
Oct-2025	976	+ 3.5%	246	+ 2.5%
Nov-2025	755	- 7.6%	193	- 9.8%
Dec-2025	879	- 3.4%	244	- 4.3%
Jan-2026	574	- 4.0%	162	+ 15.7%
Feb-2026	687	+ 7.5%	184	+ 8.9%
Mar-2026	873	+ 12.1%	217	+ 0.5%
Apr-2026	1,026	+ 10.3%	263	+ 9.1%
May-2026	1,130	- 0.1%	296	+ 24.9%
Jun-2026	1,206	+ 5.0%	305	+ 6.6%
12-Month Avg	911	+ 2.7%	241	+ 8.1%

Historical Closed Sales by Month



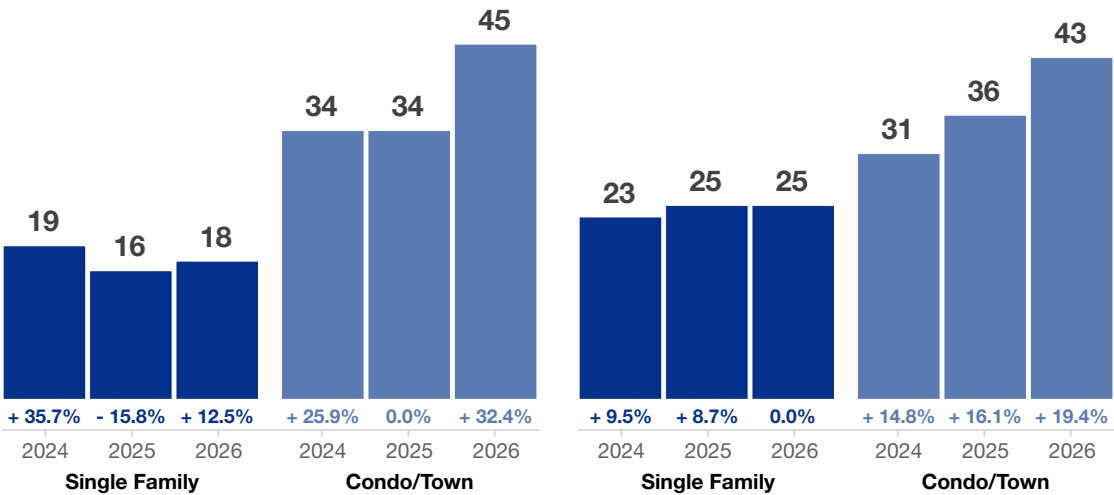
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

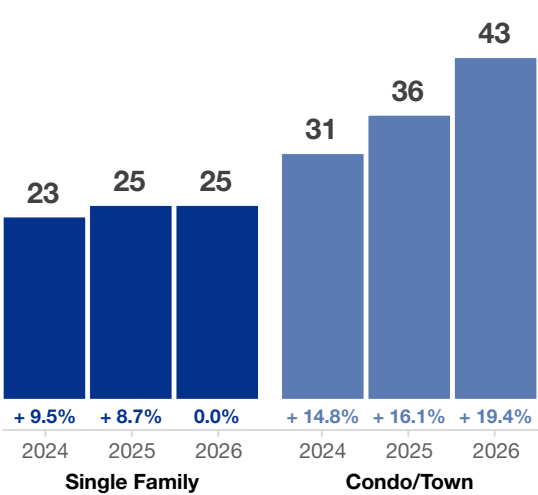


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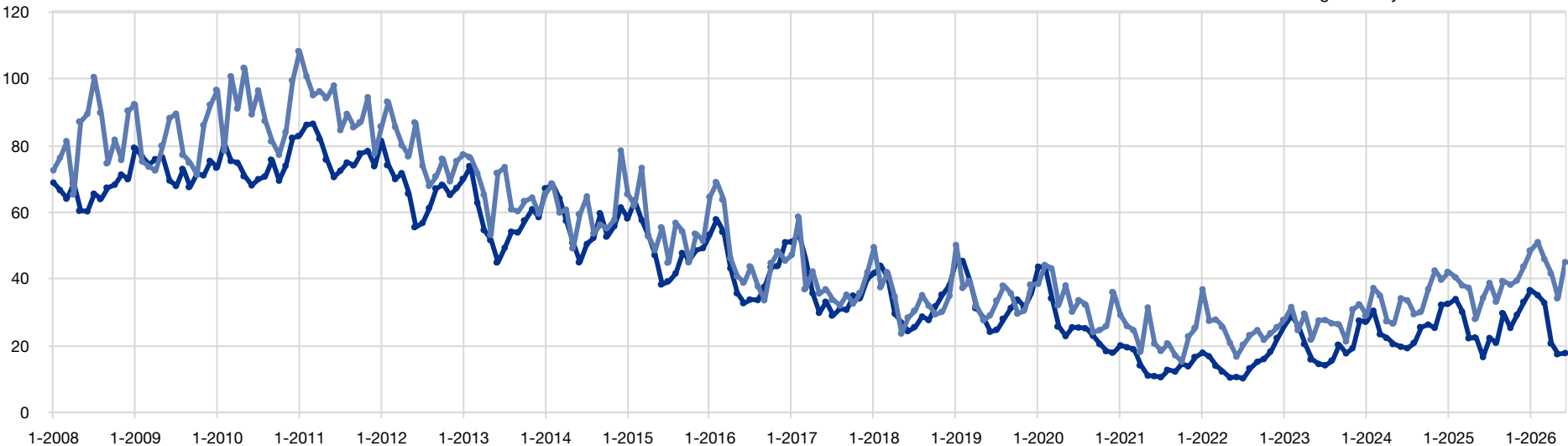
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Jul-2025	22	+ 15.8%	39	+ 18.2%
Aug-2025	21	0.0%	33	+ 13.8%
Sep-2025	30	+ 20.0%	39	+ 30.0%
Oct-2025	25	- 3.8%	38	+ 2.7%
Nov-2025	29	+ 16.0%	39	- 7.1%
Dec-2025	33	+ 3.1%	44	+ 10.0%
Jan-2026	36	+ 12.5%	48	+ 14.3%
Feb-2026	35	+ 2.9%	51	+ 27.5%
Mar-2026	33	+ 10.0%	46	+ 21.1%
Apr-2026	20	- 9.1%	41	+ 10.8%
May-2026	17	- 22.7%	34	+ 21.4%
Jun-2026	18	+ 12.5%	45	+ 32.4%
12-Month Avg*	25	+ 3.3%	41	+ 15.0%

* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



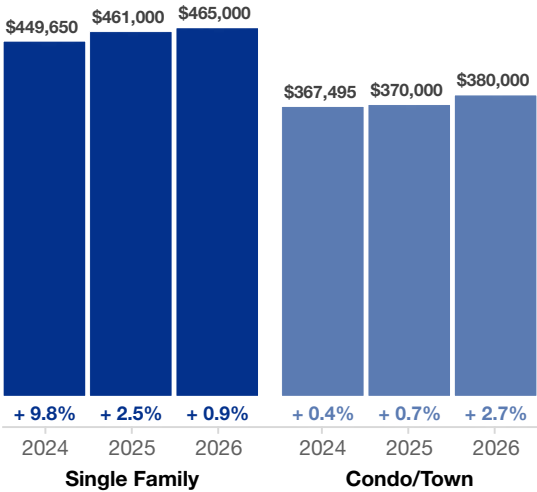
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

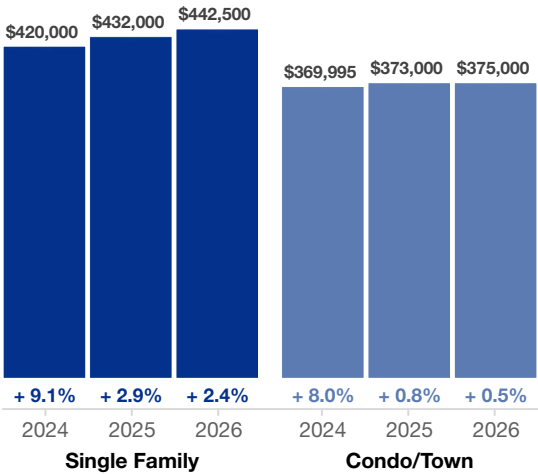


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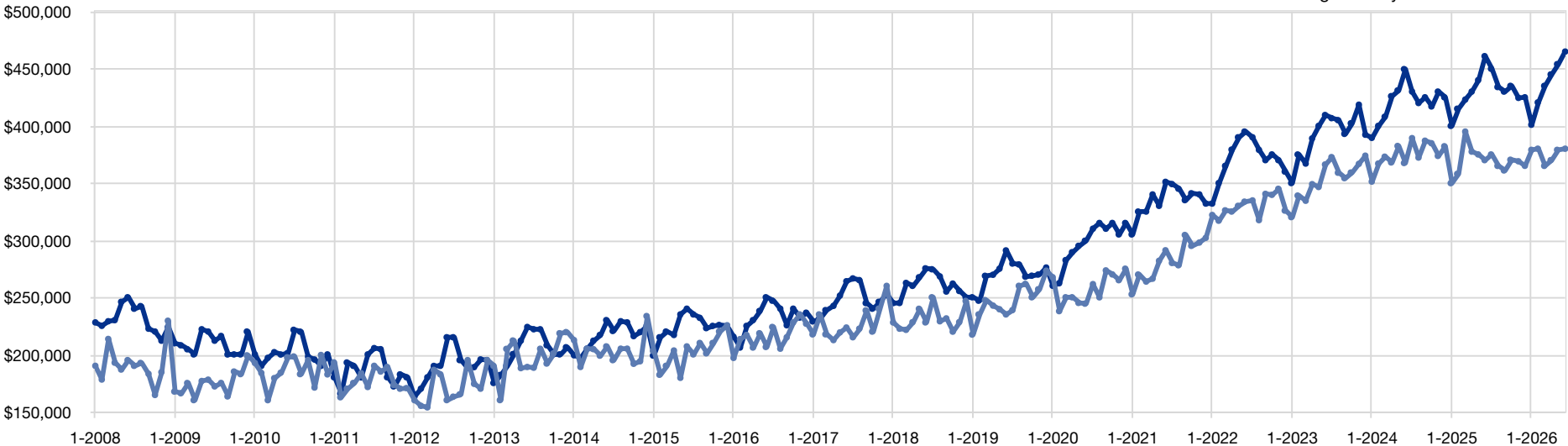
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Jul-2025	\$450,000	+ 4.7%	\$374,975	- 3.7%
Aug-2025	\$434,000	+ 3.3%	\$365,000	- 1.9%
Sep-2025	\$430,000	+ 1.2%	\$360,990	- 6.7%
Oct-2025	\$435,000	+ 4.3%	\$370,345	- 3.8%
Nov-2025	\$424,500	- 1.3%	\$369,000	- 1.3%
Dec-2025	\$425,000	0.0%	\$365,045	- 4.5%
Jan-2026	\$401,000	+ 0.3%	\$379,000	+ 8.3%
Feb-2026	\$420,515	+ 1.3%	\$380,000	+ 6.1%
Mar-2026	\$435,000	+ 2.8%	\$365,000	- 7.6%
Apr-2026	\$445,000	+ 3.5%	\$370,000	- 2.0%
May-2026	\$454,000	+ 3.2%	\$379,000	+ 1.1%
Jun-2026	\$465,000	+ 0.9%	\$380,000	+ 2.7%
12-Month Avg*	\$439,564	+ 2.2%	\$370,415	- 1.9%

* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month



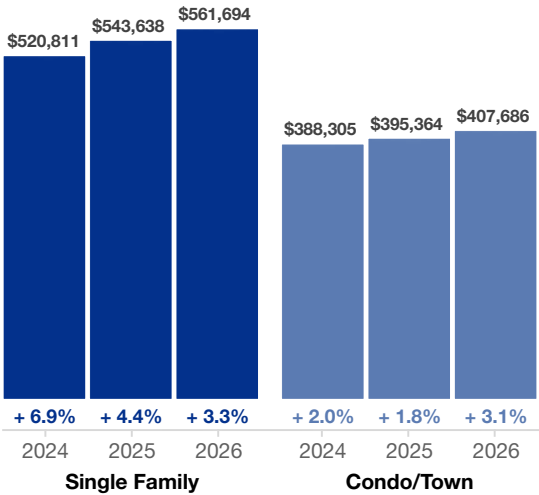
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

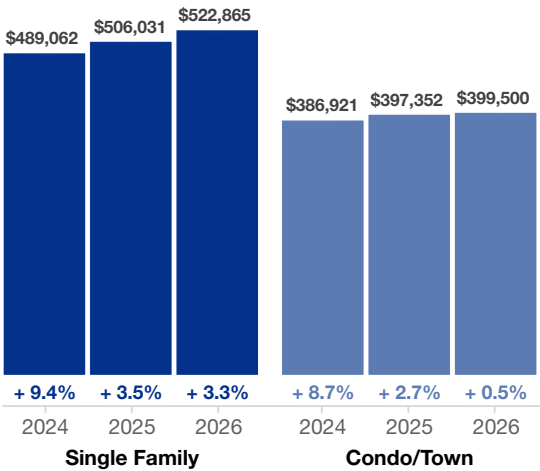


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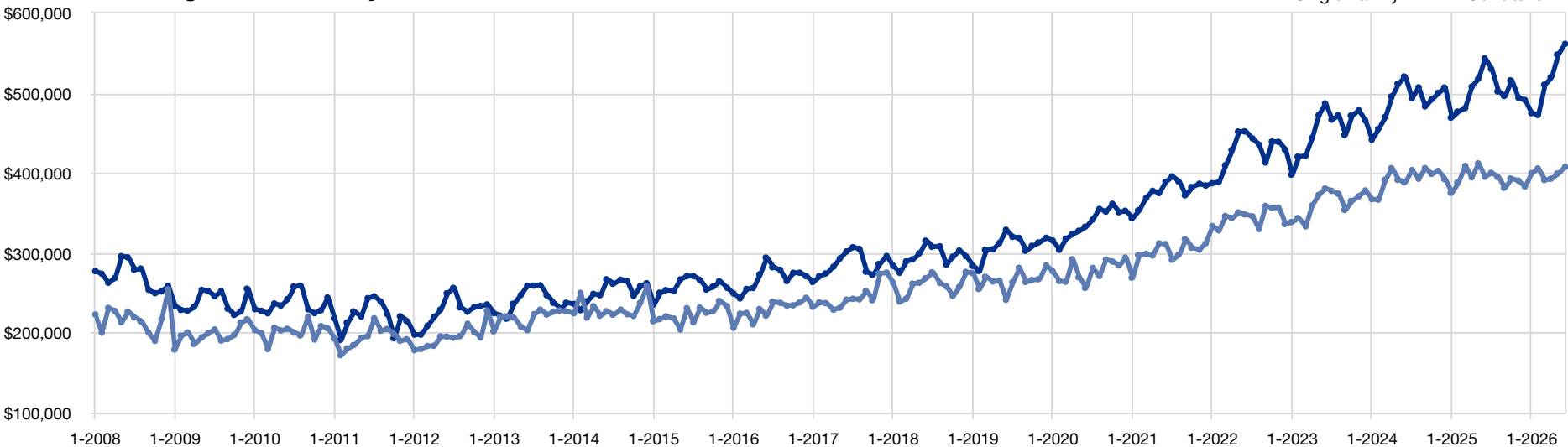
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Jul-2025	\$530,315	+ 7.4%	\$400,278	- 0.8%
Aug-2025	\$502,172	- 1.0%	\$394,949	+ 0.5%
Sep-2025	\$496,367	+ 2.7%	\$381,477	- 6.1%
Oct-2025	\$516,014	+ 4.8%	\$393,030	- 1.5%
Nov-2025	\$494,308	- 1.2%	\$390,353	- 3.0%
Dec-2025	\$491,438	- 3.1%	\$382,998	- 2.4%
Jan-2026	\$474,956	+ 1.2%	\$399,638	+ 6.5%
Feb-2026	\$472,641	- 0.9%	\$405,653	+ 4.5%
Mar-2026	\$510,580	+ 6.1%	\$391,191	- 4.3%
Apr-2026	\$519,959	+ 2.3%	\$392,862	- 0.4%
May-2026	\$548,232	+ 5.8%	\$399,301	- 3.1%
Jun-2026	\$561,694	+ 3.3%	\$407,686	+ 3.1%
12-Month Avg*	\$514,663	+ 2.6%	\$395,204	- 0.8%

* Avg. Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



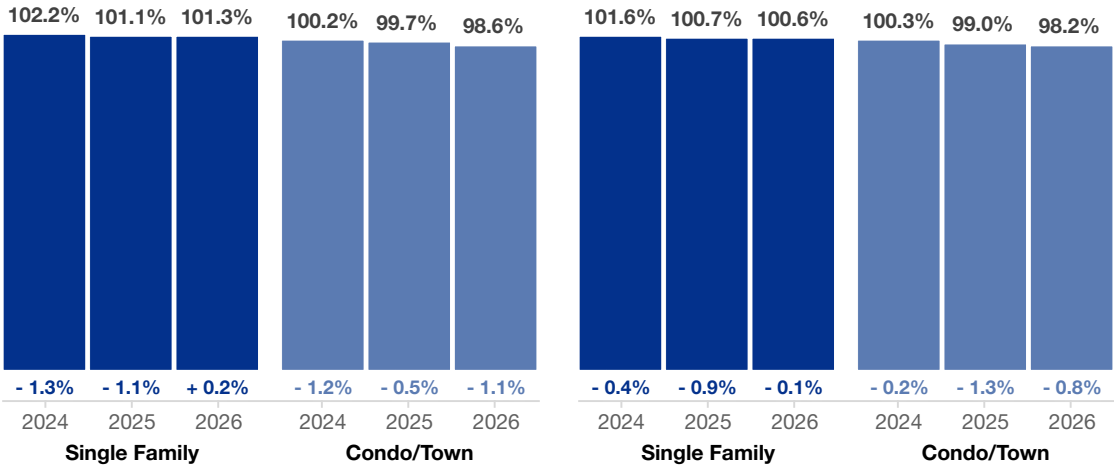
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

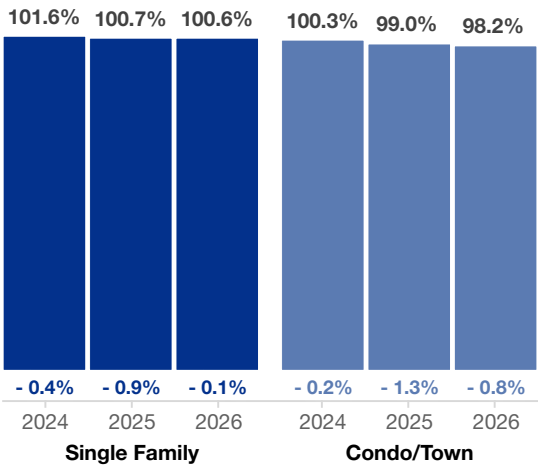


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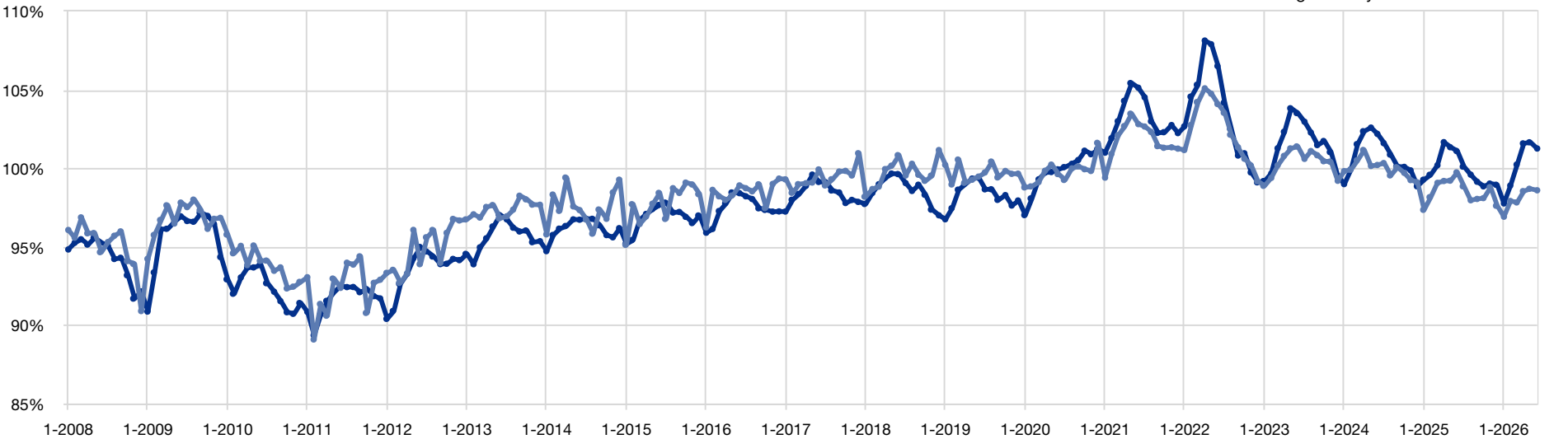
Year to Date



Pct. of Orig. Price Received	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Jul-2025	100.1%	- 1.5%	98.8%	- 1.5%
Aug-2025	99.6%	- 1.3%	98.0%	- 1.5%
Sep-2025	99.1%	- 1.0%	98.0%	- 2.1%
Oct-2025	98.8%	- 1.3%	98.1%	- 1.6%
Nov-2025	99.0%	- 0.9%	98.8%	- 0.4%
Dec-2025	98.9%	0.0%	97.6%	- 1.5%
Jan-2026	97.8%	- 1.5%	96.9%	- 0.4%
Feb-2026	98.9%	- 0.7%	97.9%	- 0.3%
Mar-2026	100.2%	0.0%	97.8%	- 1.3%
Apr-2026	101.6%	- 0.1%	98.5%	- 0.7%
May-2026	101.7%	+ 0.4%	98.7%	- 0.5%
Jun-2026	101.3%	+ 0.2%	98.6%	- 1.1%
12-Month Avg*	99.9%	- 0.5%	98.2%	- 1.1%

* Pct. of Orig. Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month



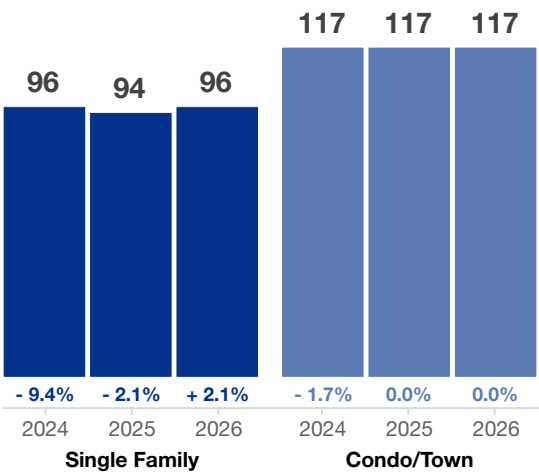
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

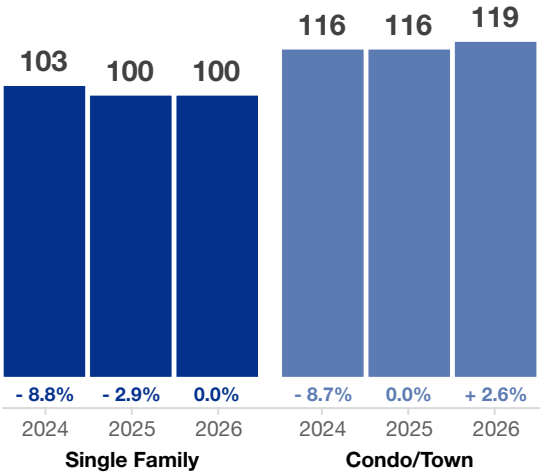


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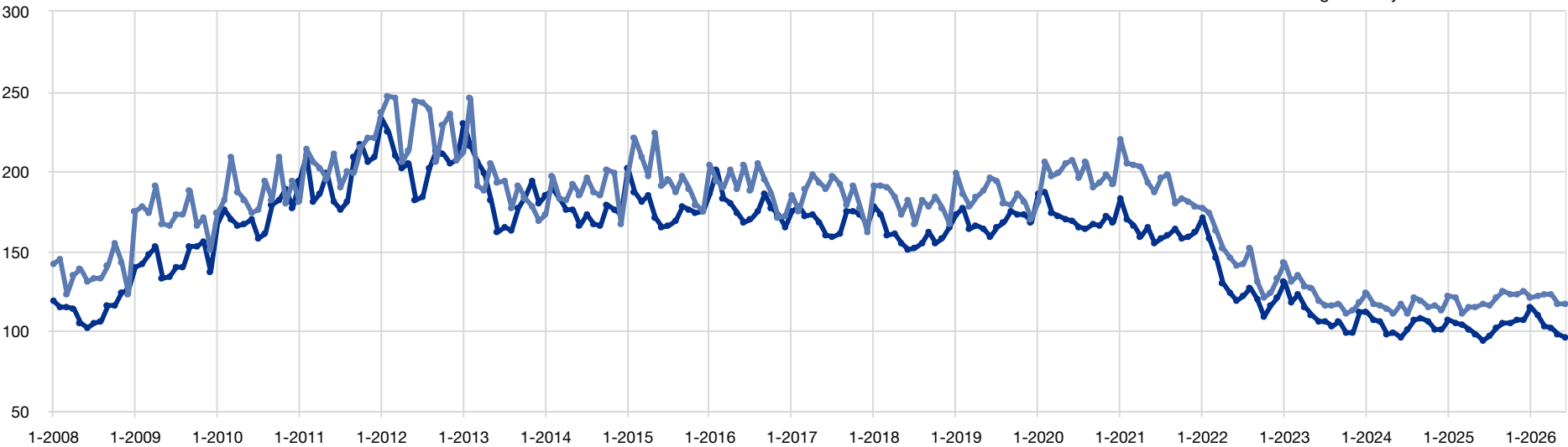


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Jul-2025	97	- 4.0%	116	+ 4.5%
Aug-2025	102	- 4.7%	121	0.0%
Sep-2025	105	- 2.8%	125	+ 5.0%
Oct-2025	105	- 0.9%	123	+ 7.0%
Nov-2025	107	+ 5.9%	123	+ 6.0%
Dec-2025	107	+ 5.9%	125	+ 10.6%
Jan-2026	115	+ 7.5%	121	- 0.8%
Feb-2026	110	+ 4.8%	122	+ 0.8%
Mar-2026	103	- 1.0%	123	+ 10.8%
Apr-2026	102	+ 1.0%	123	+ 7.0%
May-2026	98	0.0%	117	+ 1.7%
Jun-2026	96	+ 2.1%	117	0.0%
12-Month Avg	104	+ 1.0%	121	+ 4.3%

Historical Housing Affordability Index by Month



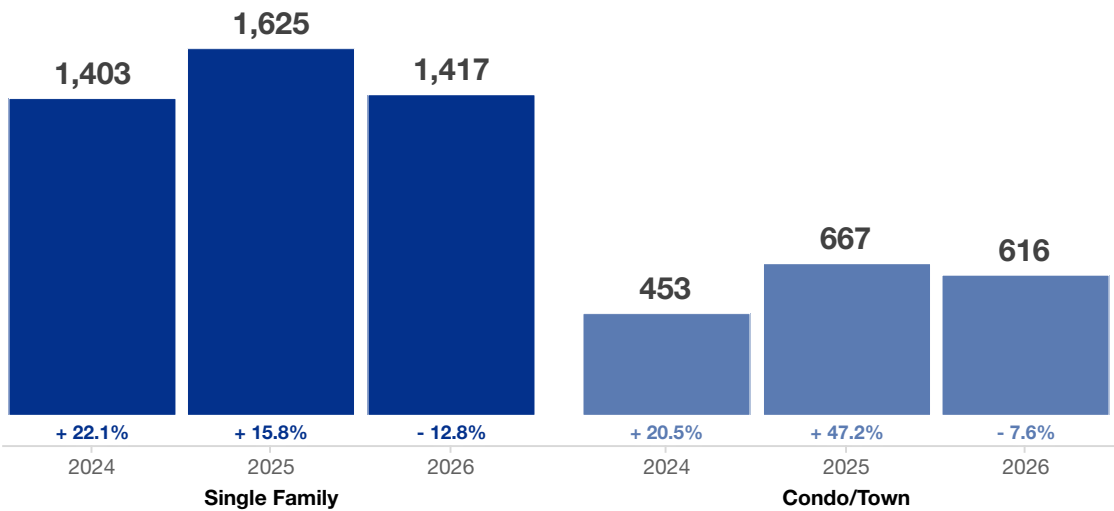
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



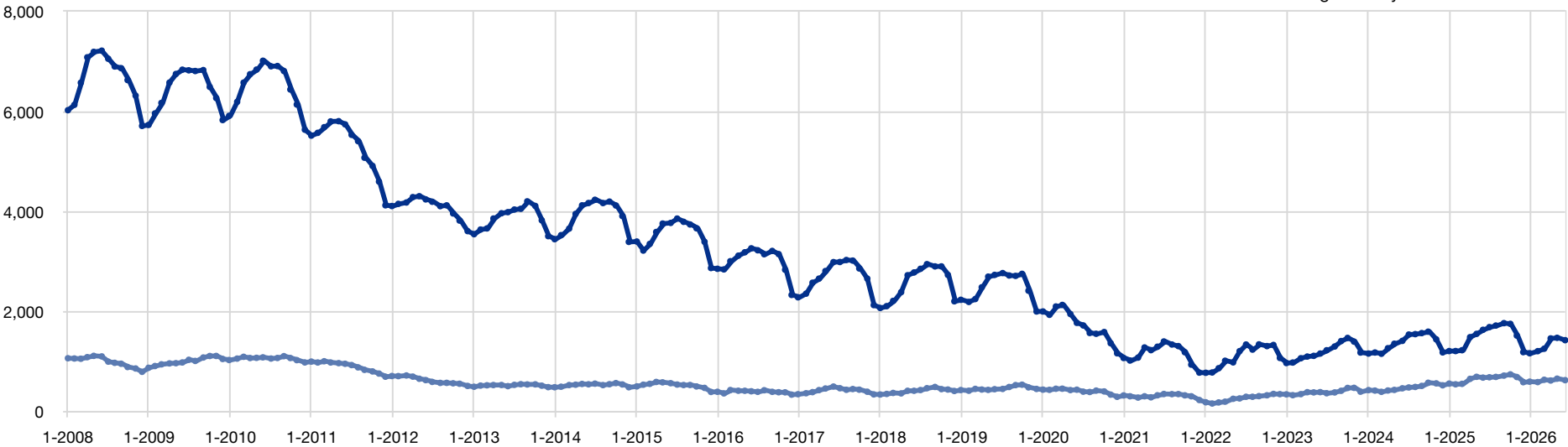
Richmond Metro

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Homes for Sale	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Jul-2025	1,679	+ 9.7%	674	+ 43.4%
Aug-2025	1,710	+ 11.2%	681	+ 41.9%
Sep-2025	1,758	+ 12.8%	707	+ 41.1%
Oct-2025	1,744	+ 9.9%	732	+ 29.8%
Nov-2025	1,509	+ 5.2%	679	+ 23.0%
Dec-2025	1,177	+ 0.4%	575	+ 12.1%
Jan-2026	1,155	- 3.7%	586	+ 7.1%
Feb-2026	1,197	- 0.2%	577	+ 8.3%
Mar-2026	1,246	+ 2.5%	624	+ 15.1%
Apr-2026	1,452	- 1.7%	609	- 5.1%
May-2026	1,464	- 5.1%	646	- 5.4%
Jun-2026	1,417	- 12.8%	616	- 7.6%
12-Month Avg	1,459	+ 2.5%	642	+ 15.1%

Historical Inventory of Homes for Sale by Month



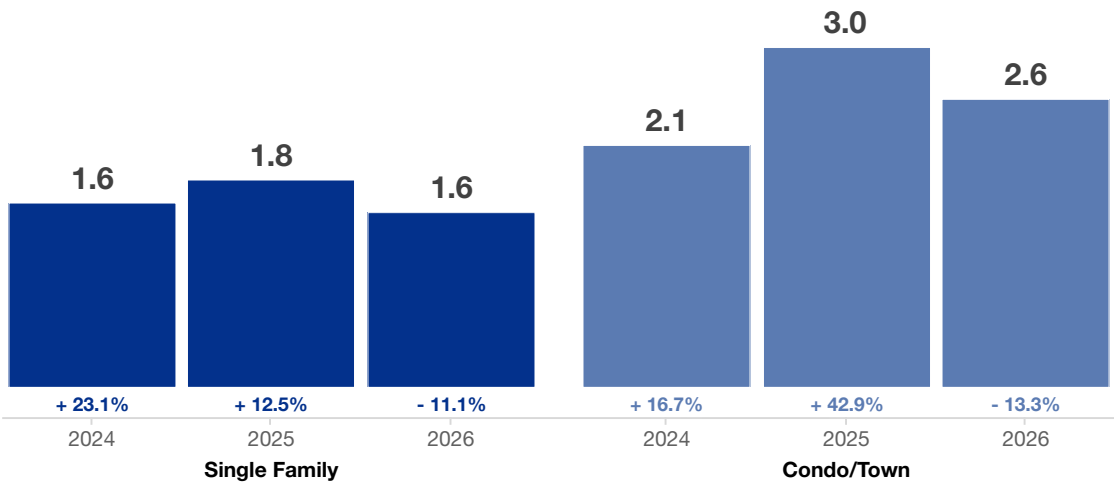
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



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Months Supply	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
Jul-2025	1.9	+ 5.6%	3.0	+ 36.4%
Aug-2025	1.9	+ 5.6%	3.0	+ 30.4%
Sep-2025	2.0	+ 11.1%	3.2	+ 39.1%
Oct-2025	2.0	+ 11.1%	3.3	+ 26.9%
Nov-2025	1.7	+ 6.3%	3.0	+ 20.0%
Dec-2025	1.3	0.0%	2.6	+ 13.0%
Jan-2026	1.3	- 7.1%	2.6	+ 4.0%
Feb-2026	1.3	- 7.1%	2.6	+ 8.3%
Mar-2026	1.4	0.0%	2.7	+ 8.0%
Apr-2026	1.6	- 5.9%	2.6	- 10.3%
May-2026	1.6	- 11.1%	2.7	- 12.9%
Jun-2026	1.6	- 11.1%	2.6	- 13.3%
12-Month Avg*	1.6	- 0.5%	2.8	+ 9.8%

* Months Supply for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Includes all Single Family and Townhome/Condo listings in the MLS.



Richmond Metro

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,595	1,601	+ 0.4%	9,122	9,505	+ 4.2%
Pending Sales		1,278	1,352	+ 5.8%	7,113	7,651	+ 7.6%
Closed Sales		1,435	1,511	+ 5.3%	6,516	6,924	+ 6.3%
Days on Market Until Sale		20	23	+ 15.0%	27	28	+ 3.7%
Median Sales Price		\$437,940	\$443,000	+ 1.2%	\$420,000	\$425,000	+ 1.2%
Average Sales Price		\$513,584	\$530,955	+ 3.4%	\$484,124	\$497,425	+ 2.7%
Pct. of Orig. Price Received		100.8%	100.7%	- 0.1%	100.4%	100.1%	- 0.3%
Housing Affordability Index		99	100	+ 1.0%	103	105	+ 1.9%
Inventory of Homes for Sale		2,293	2,036	- 11.2%	—	—	—
Months Supply of Inventory		2.1	1.8	- 14.3%	—	—	—