

Monthly Indicators

Richmond Metro



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings decreased 4.4 percent for Single Family homes and 11.8 percent for Condo/Town homes. Pending Sales increased 7.9 percent for Single Family homes and 29.0 percent for Condo/Town homes. Inventory decreased 12.7 percent for Single Family homes and 9.0 percent for Condo/Town homes.

Median Sales Price increased 3.5 percent to \$445,000 for Single Family homes but decreased 1.5 percent to \$371,895 for Condo/Town homes. Days on Market decreased 9.1 percent for Single Family homes but increased 13.5 percent for Condo/Town homes. Months Supply of Inventory decreased 17.6 percent for Single Family homes and 13.8 percent for Condo/Town homes.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

+ 9.0%

Change in
Closed Sales
All Properties

+ 1.7%

Change in
Median Sales Price
All Properties

- 11.6%

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.

Single Family Market Overview	2
Condo/Town Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of Original List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Residential Properties Market Overview	14



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.



Richmond Metro

Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,498	1,432	- 4.4%	4,465	4,610	+ 3.2%
Pending Sales		1,101	1,188	+ 7.9%	3,539	3,834	+ 8.3%
Closed Sales		930	1,016	+ 9.2%	2,946	3,148	+ 6.9%
Days on Market Until Sale		22	20	- 9.1%	29	30	+ 3.4%
Median Sales Price		\$430,000	\$445,000	+ 3.5%	\$420,000	\$430,000	+ 2.4%
Average Sales Price		\$508,090	\$519,820	+ 2.3%	\$486,484	\$498,818	+ 2.5%
Pct. of Orig. Price Received		101.7%	101.6%	- 0.1%	100.3%	99.9%	- 0.4%
Housing Affordability Index		101	102	+ 1.0%	103	106	+ 2.9%
Inventory of Homes for Sale		1,477	1,289	- 12.7%	—	—	—
Months Supply of Inventory		1.7	1.4	- 17.6%	—	—	—

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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		431	380	- 11.8%	1,319	1,393	+ 5.6%
Pending Sales		245	316	+ 29.0%	914	1,032	+ 12.9%
Closed Sales		241	260	+ 7.9%	766	822	+ 7.3%
Days on Market Until Sale		37	42	+ 13.5%	39	46	+ 17.9%
Median Sales Price		\$377,455	\$371,895	- 1.5%	\$375,000	\$375,000	0.0%
Average Sales Price		\$394,528	\$393,456	- 0.3%	\$393,656	\$396,715	+ 0.8%
Pct. of Orig. Price Received		99.2%	98.5%	- 0.7%	98.6%	97.9%	- 0.7%
Housing Affordability Index		115	122	+ 6.1%	115	121	+ 5.2%
Inventory of Homes for Sale		642	584	- 9.0%	—	—	—
Months Supply of Inventory		2.9	2.5	- 13.8%	—	—	—

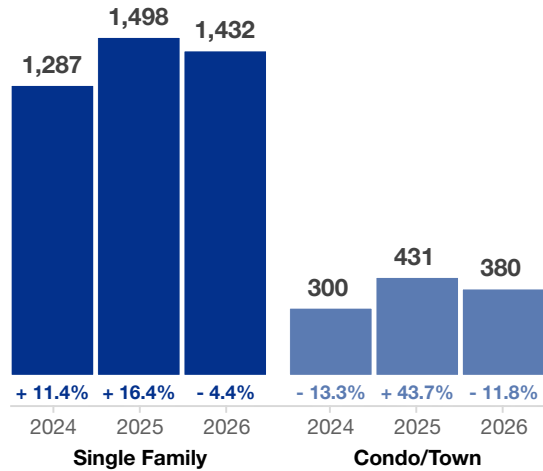
New Listings

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

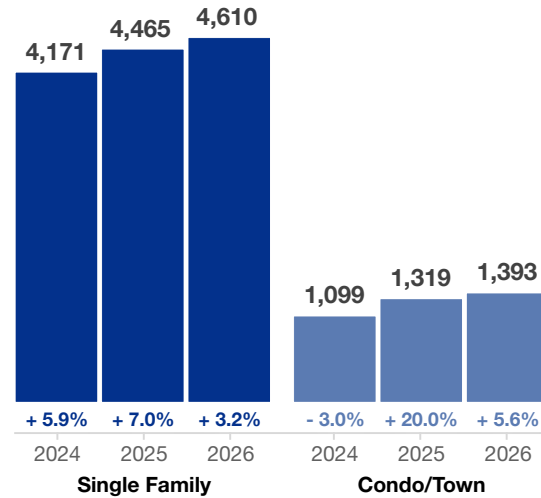


Richmond Metro

April

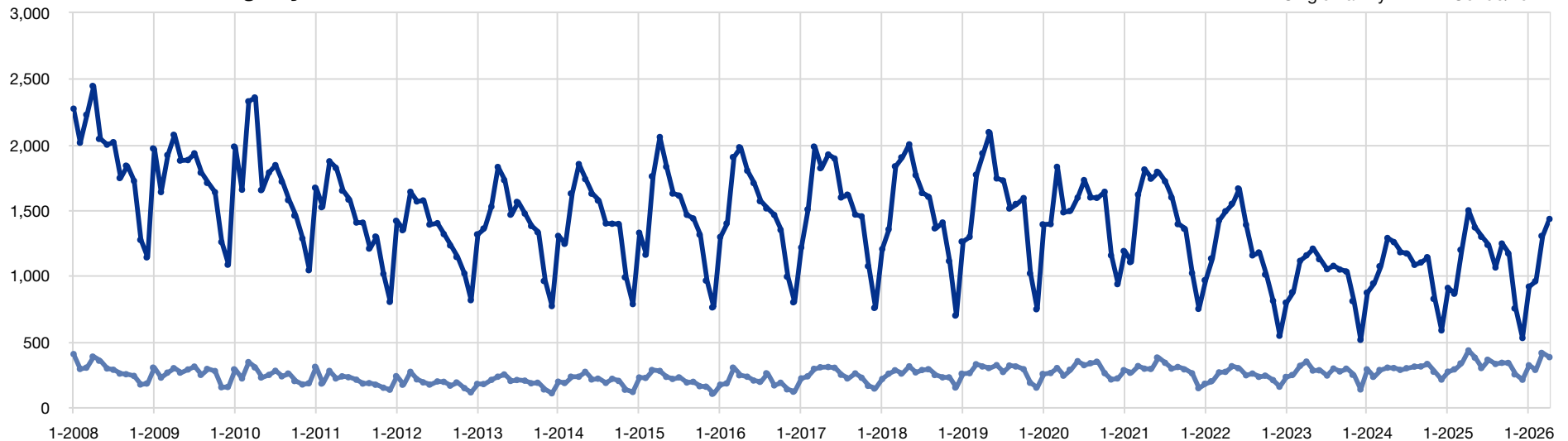


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
May-2025	1,368	+ 8.9%	376	+ 26.6%
Jun-2025	1,297	+ 10.0%	297	+ 4.9%
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	+ 9.1%
Oct-2025	1,170	+ 2.5%	336	+ 2.4%
Nov-2025	751	- 8.9%	249	- 7.4%
Dec-2025	526	- 9.9%	208	- 0.5%
Jan-2026	917	+ 1.1%	318	+ 18.2%
Feb-2026	958	+ 11.0%	283	- 1.4%
Mar-2026	1,303	+ 8.9%	412	+ 24.1%
Apr-2026	1,432	- 4.4%	380	- 11.8%
12-Month Avg	1,105	+ 3.6%	324	+ 7.3%

Historical New Listings by Month



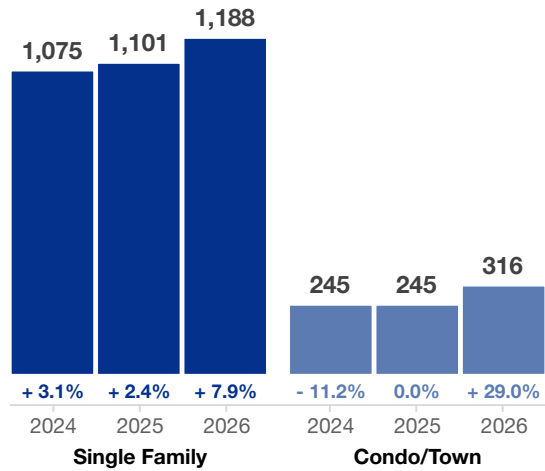
Pending Sales

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

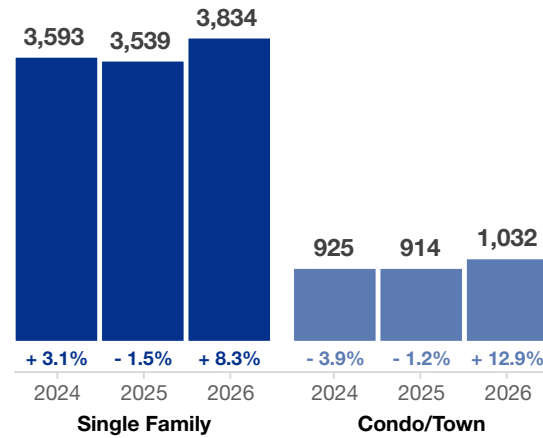


Richmond Metro

April

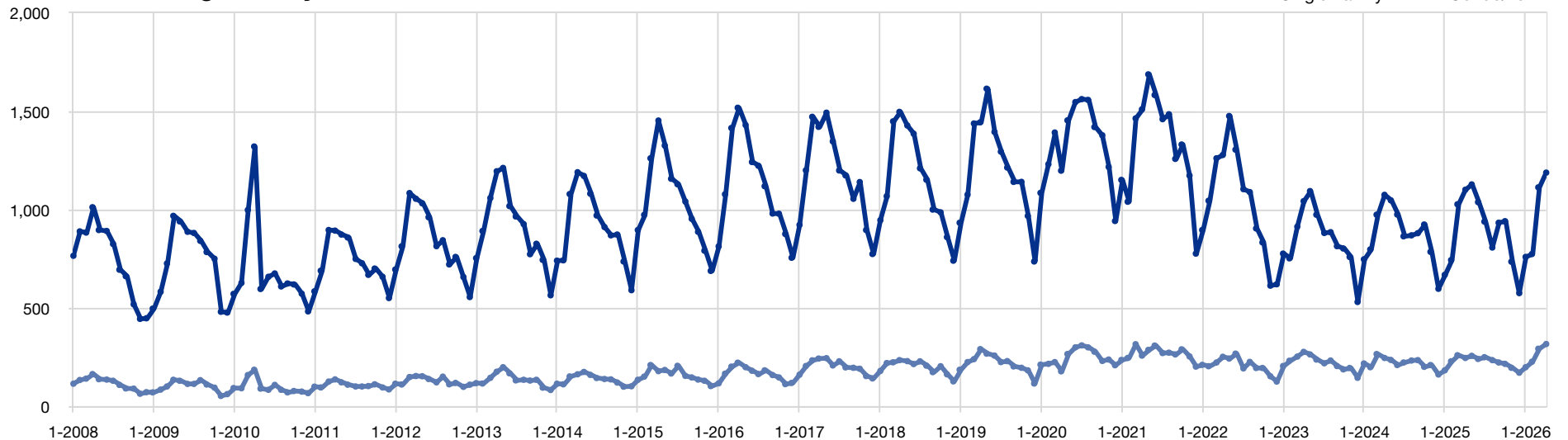


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
May-2025	1,128	+ 7.7%	256	+ 8.9%
Jun-2025	1,038	+ 6.5%	240	+ 14.8%
Jul-2025	939	+ 8.7%	249	+ 12.2%
Aug-2025	807	- 7.1%	234	+ 0.9%
Sep-2025	933	+ 6.0%	222	- 5.1%
Oct-2025	941	+ 1.8%	215	+ 7.5%
Nov-2025	735	- 6.4%	195	- 6.7%
Dec-2025	575	- 3.7%	170	+ 5.6%
Jan-2026	759	+ 13.6%	198	+ 8.8%
Feb-2026	774	+ 4.2%	226	- 0.9%
Mar-2026	1,113	+ 8.4%	292	+ 12.7%
Apr-2026	1,188	+ 7.9%	316	+ 29.0%
12-Month Avg	911	+ 4.4%	234	+ 7.3%

Historical Pending Sales by Month



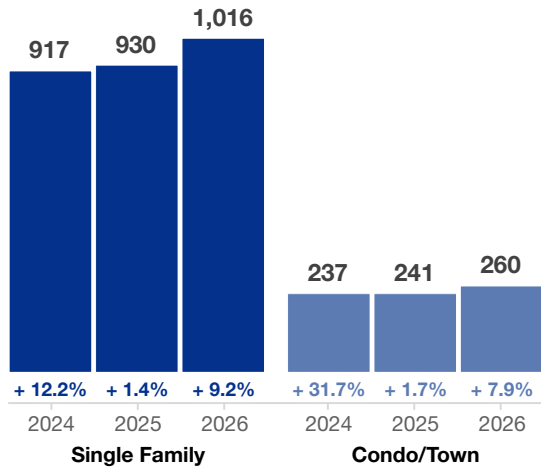
Closed Sales

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

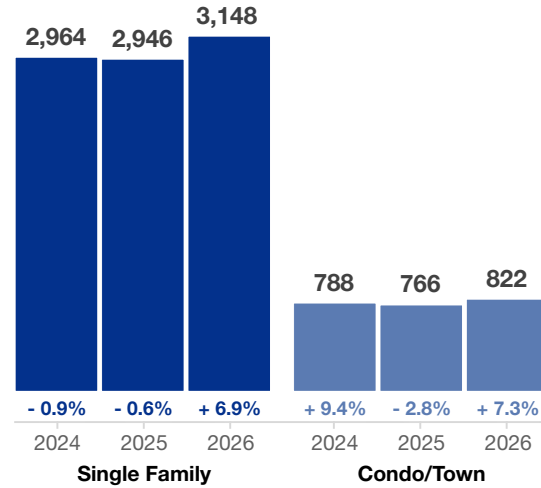


Richmond Metro

April

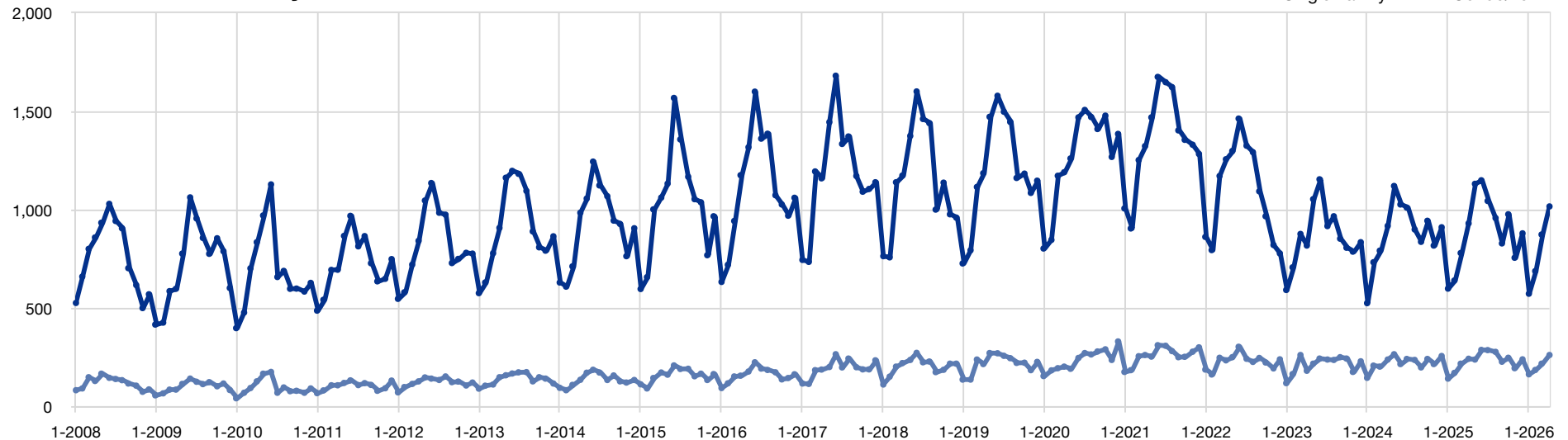


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
May-2025	1,131	+ 1.0%	237	- 10.2%
Jun-2025	1,149	+ 12.0%	286	+ 33.6%
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%	238	- 6.7%
Jan-2026	572	- 4.3%	162	+ 15.7%
Feb-2026	687	+ 7.5%	184	+ 8.9%
Mar-2026	873	+ 12.1%	216	0.0%
Apr-2026	1,016	+ 9.2%	260	+ 7.9%
12-Month Avg	906	+ 3.4%	234	+ 6.8%

Historical Closed Sales by Month



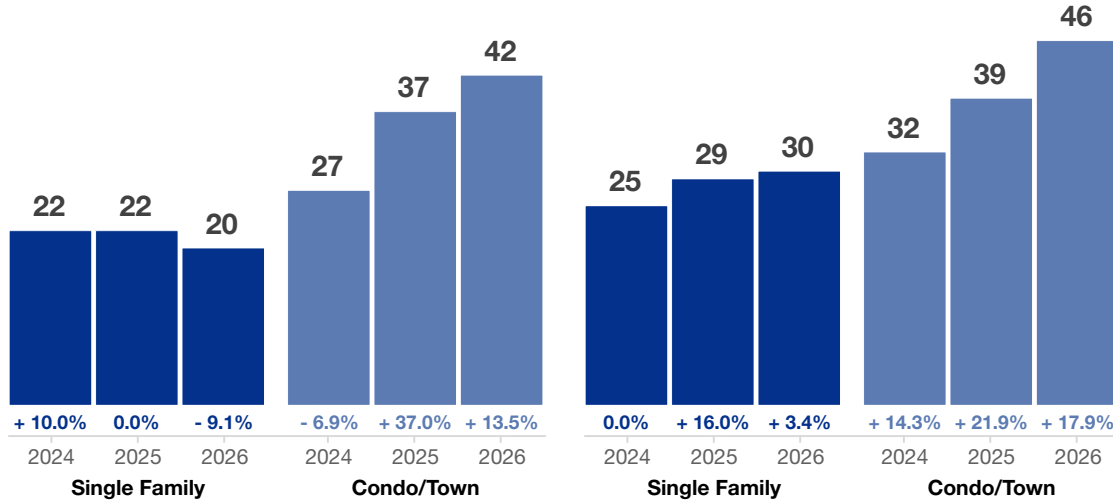
Days on Market Until Sale

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



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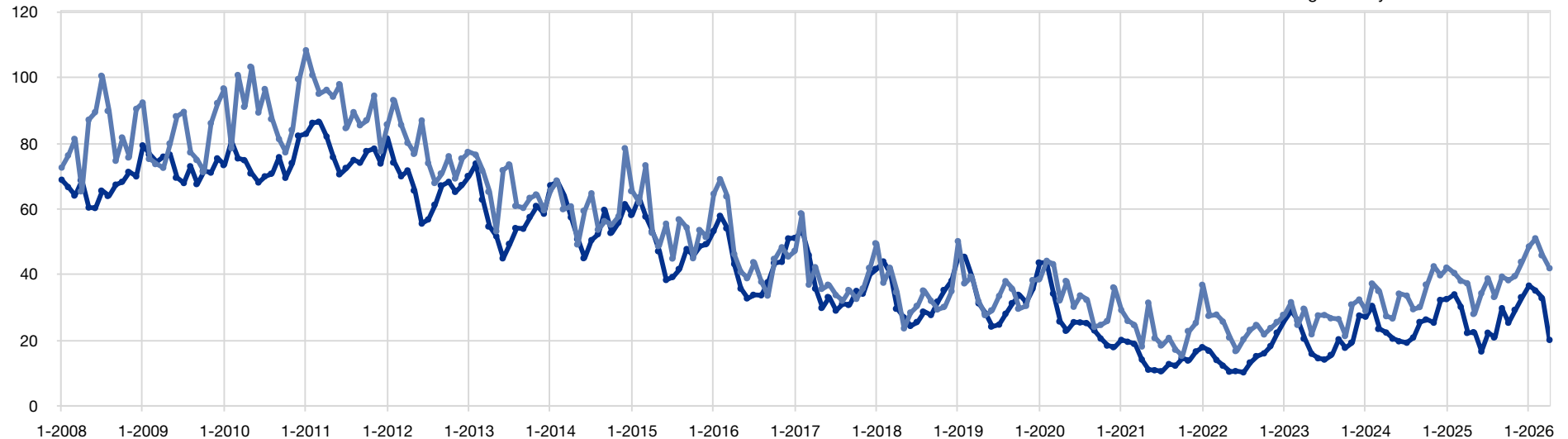
April



Days on Market	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
May-2025	22	+ 10.0%	28	+ 7.7%
Jun-2025	16	- 15.8%	34	0.0%
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%	42	+ 13.5%
12-Month Avg*	26	+ 4.2%	39	+ 11.5%

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

Historical Days on Market Until Sale by Month



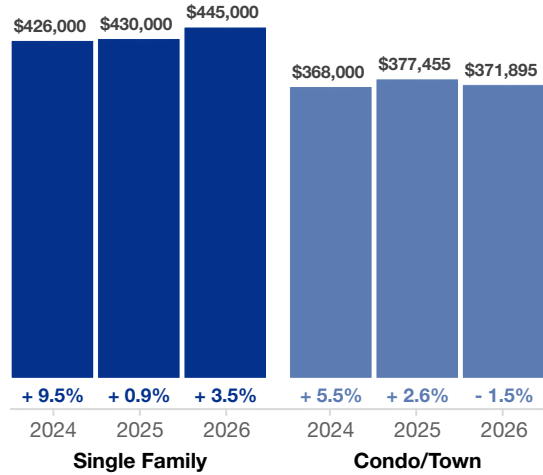
Median Sales Price

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

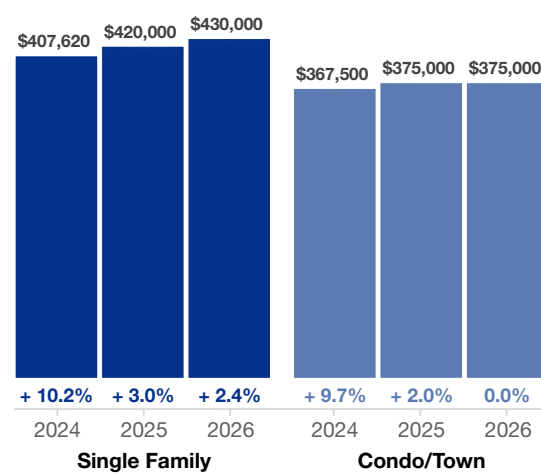


Richmond Metro

April



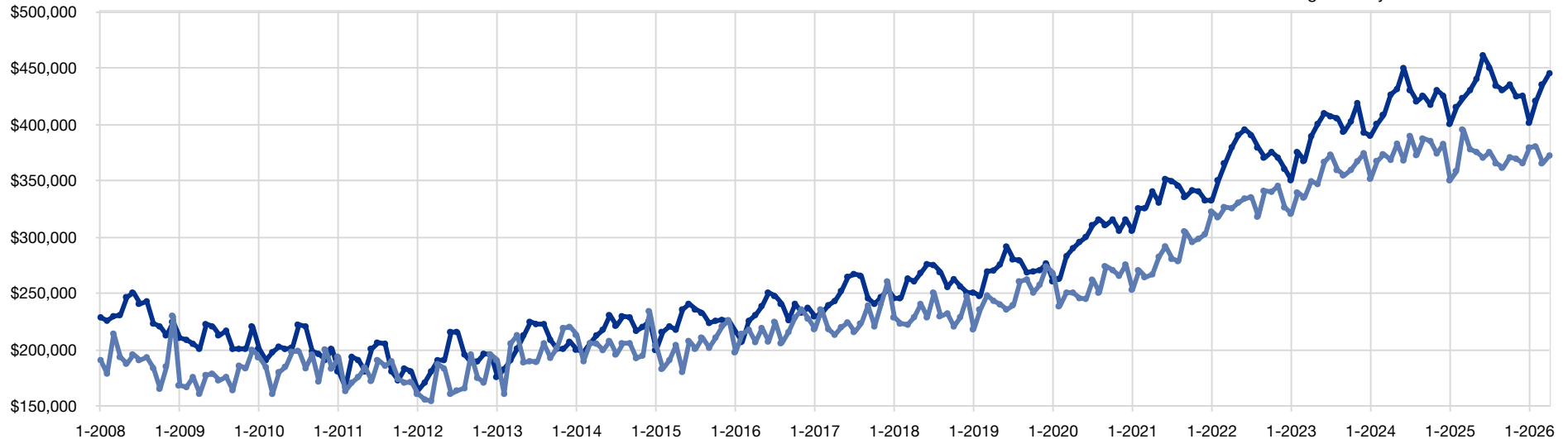
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
May-2025	\$440,000	+ 2.1%	\$375,000	- 1.9%
Jun-2025	\$461,000	+ 2.5%	\$370,000	+ 0.7%
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%	\$364,975	- 7.6%
Apr-2026	\$445,000	+ 3.5%	\$371,895	- 1.5%
12-Month Avg*	\$435,000	+ 2.4%	\$369,970	- 2.4%

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

Historical Median Sales Price by Month



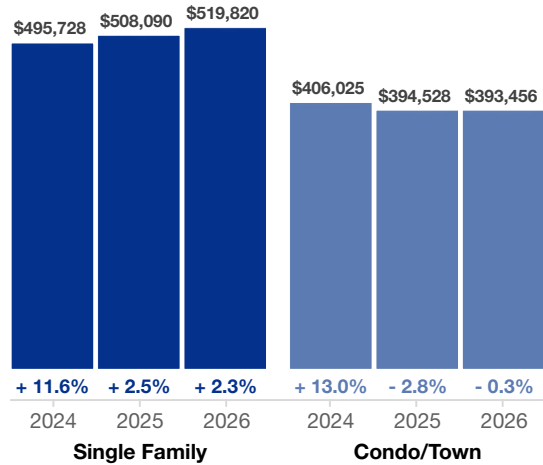
Average Sales Price

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

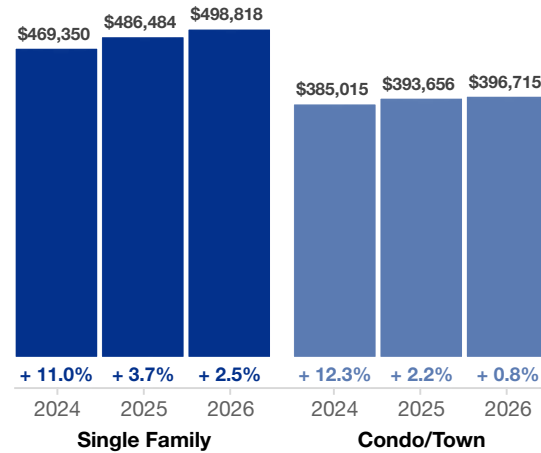


Richmond Metro

April



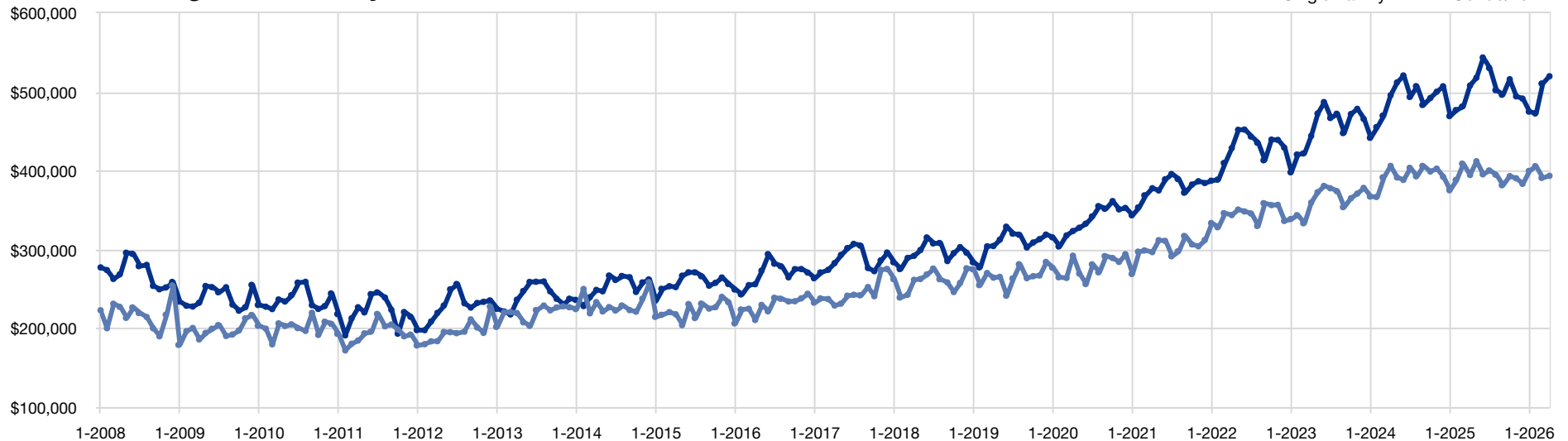
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
May-2025	\$517,983	+ 1.2%	\$411,977	+ 5.3%
Jun-2025	\$543,638	+ 4.4%	\$395,364	+ 1.8%
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%	\$383,232	- 2.3%
Jan-2026	\$474,956	+ 1.2%	\$399,638	+ 6.5%
Feb-2026	\$472,641	- 0.9%	\$405,707	+ 4.5%
Mar-2026	\$510,580	+ 6.1%	\$390,813	- 4.4%
Apr-2026	\$519,820	+ 2.3%	\$393,456	- 0.3%
12-Month Avg*	\$509,249	+ 2.2%	\$394,921	- 0.2%

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

Historical Average Sales Price by Month



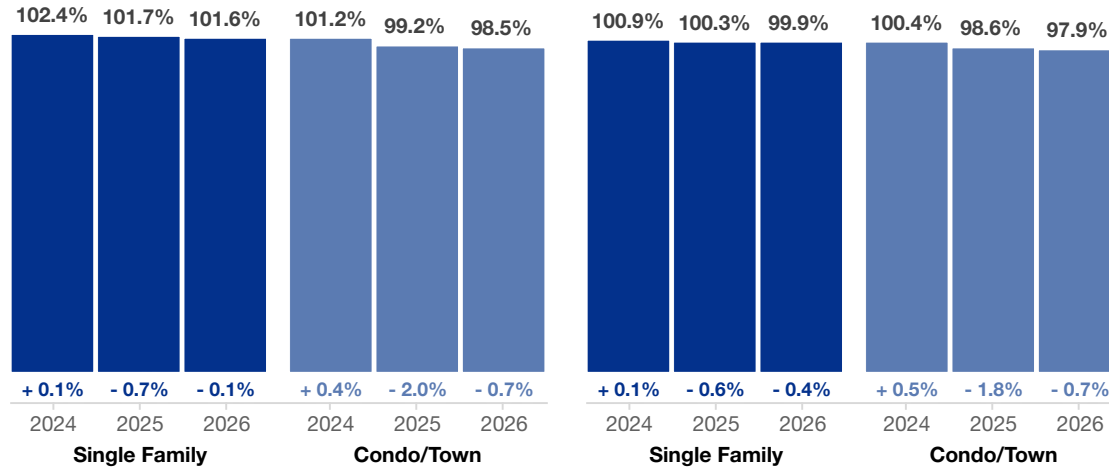
Percent of Original List Price Received

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.

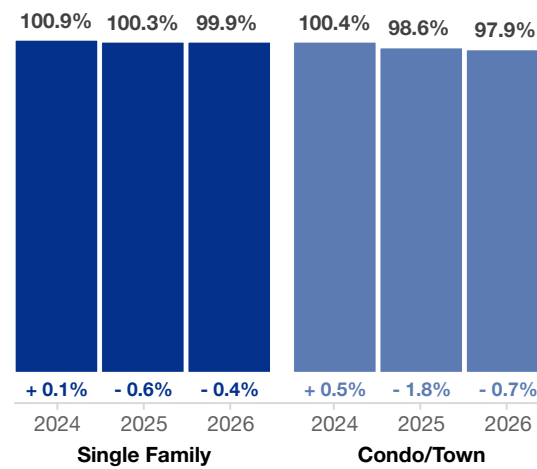


Richmond Metro

April



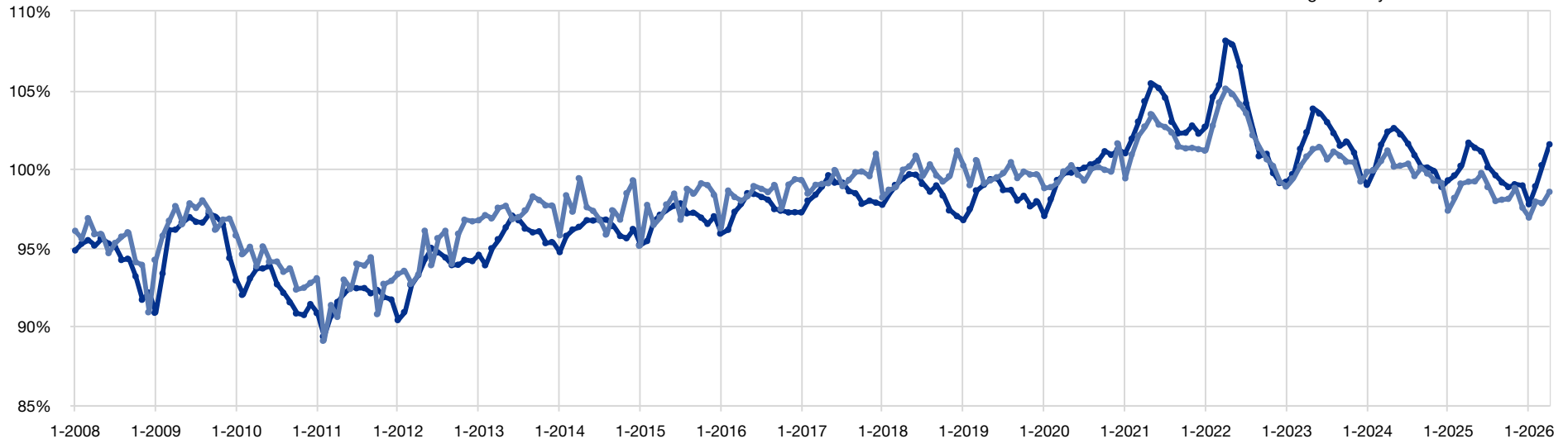
Year to Date



Pct. of Orig. Price Received	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
May-2025	101.3%	- 1.3%	99.2%	- 0.9%
Jun-2025	101.1%	- 1.1%	99.7%	- 0.5%
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%	97.5%	- 1.6%
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%
12-Month Avg*	99.9%	- 0.8%	98.4%	- 1.1%

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

Historical Percent of Original List Price Received by Month



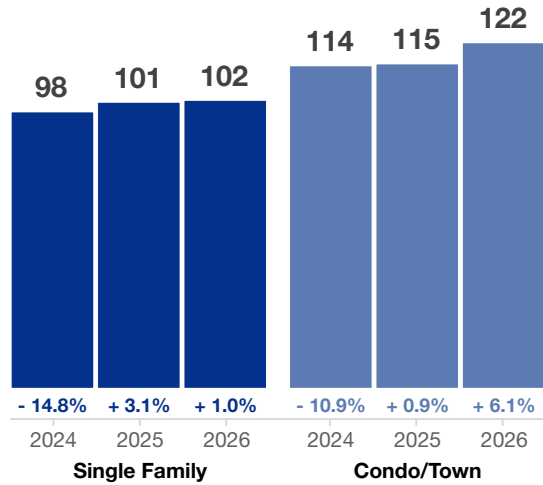
Housing Affordability Index

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.

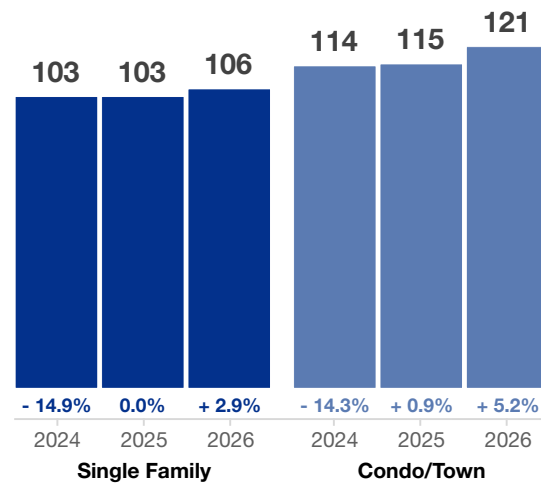


Richmond Metro

April

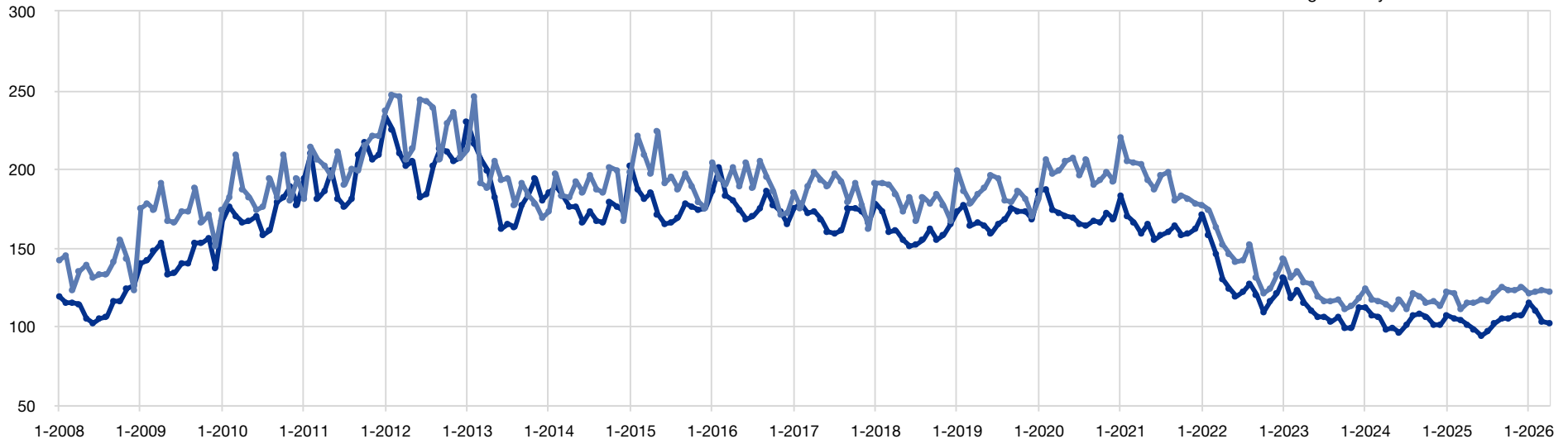


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
May-2025	98	- 1.0%	115	+ 3.6%
Jun-2025	94	- 2.1%	117	0.0%
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%	122	+ 6.1%
12-Month Avg	104	+ 1.0%	121	+ 4.3%

Historical Housing Affordability Index by Month



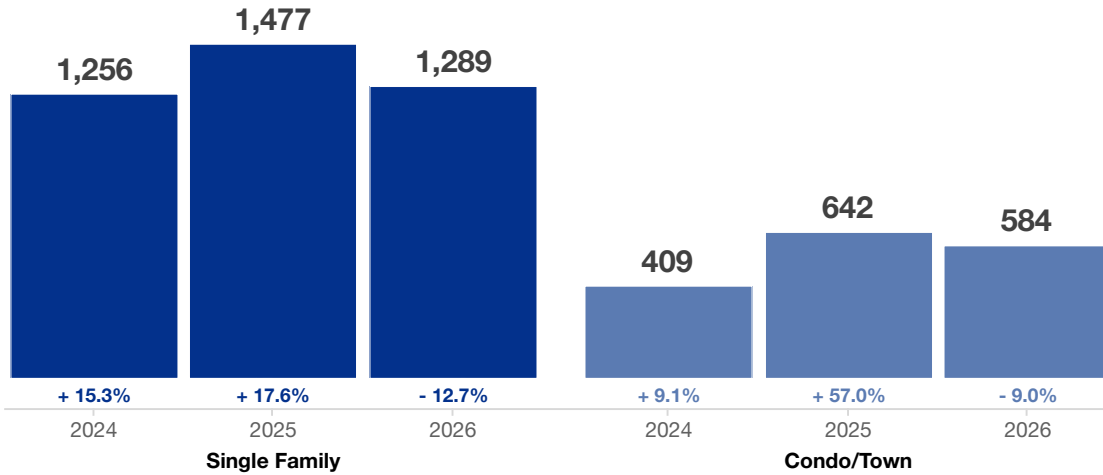
Inventory of Homes for Sale

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



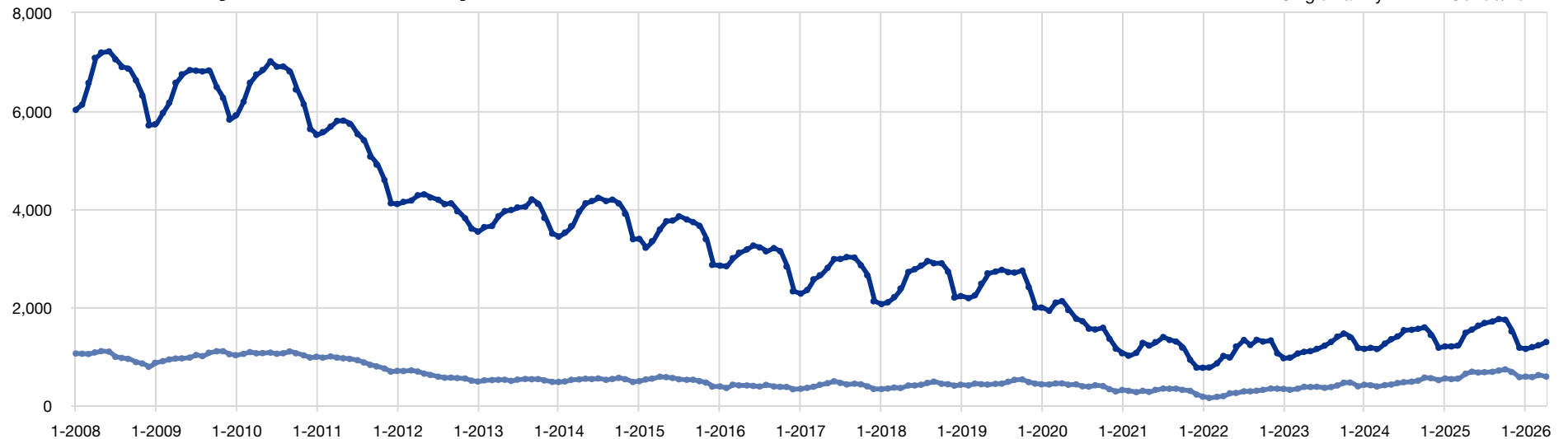
Richmond Metro

April



Homes for Sale	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
May-2025	1,542	+ 14.6%	684	+ 62.5%
Jun-2025	1,624	+ 15.8%	667	+ 47.2%
Jul-2025	1,678	+ 9.7%	674	+ 43.4%
Aug-2025	1,709	+ 11.1%	681	+ 41.9%
Sep-2025	1,757	+ 12.7%	707	+ 41.4%
Oct-2025	1,743	+ 9.8%	731	+ 29.8%
Nov-2025	1,507	+ 5.1%	678	+ 23.0%
Dec-2025	1,173	+ 0.1%	572	+ 11.7%
Jan-2026	1,149	- 4.2%	583	+ 6.8%
Feb-2026	1,185	- 1.2%	573	+ 7.7%
Mar-2026	1,223	+ 0.7%	615	+ 13.7%
Apr-2026	1,289	- 12.7%	584	- 9.0%
12-Month Avg	1,465	+ 5.5%	646	+ 24.7%

Historical Inventory of Homes for Sale by Month



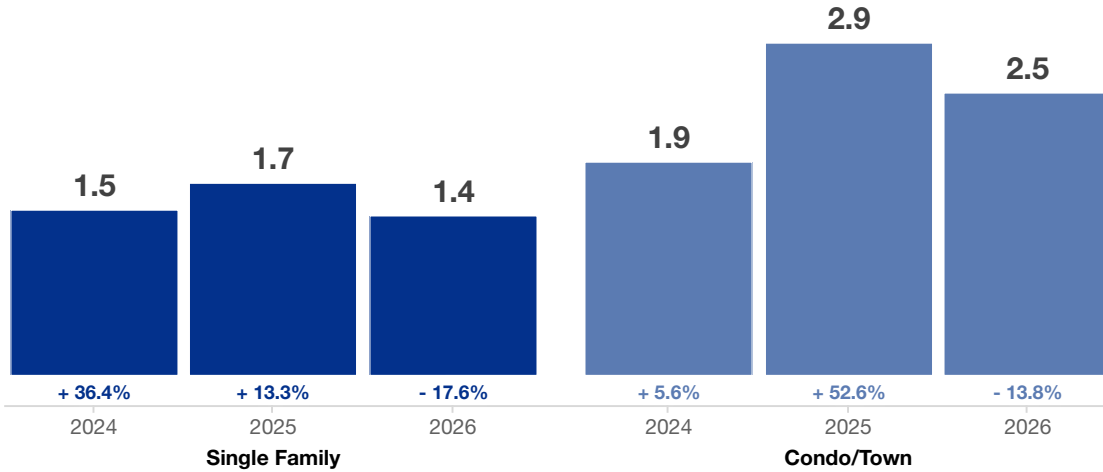
Months Supply of Inventory

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.



Richmond Metro

April



Months Supply	Single Family	Year-Over-Year Change	Condo / Town	Year-Over-Year Change
May-2025	1.8	+ 12.5%	3.1	+ 55.0%
Jun-2025	1.8	+ 12.5%	3.0	+ 42.9%
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%	3.2	+ 23.1%
Nov-2025	1.7	+ 6.3%	3.0	+ 20.0%
Dec-2025	1.3	0.0%	2.5	+ 8.7%
Jan-2026	1.3	- 7.1%	2.6	+ 4.0%
Feb-2026	1.3	- 7.1%	2.5	+ 4.2%
Mar-2026	1.4	0.0%	2.7	+ 8.0%
Apr-2026	1.4	- 17.6%	2.5	- 13.8%
12-Month Avg*	1.6	+ 2.4%	2.9	+ 19.8%

* Months Supply for all properties from May 2025 through April 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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,929	1,812	- 6.1%	5,784	6,004	+ 3.8%
Pending Sales		1,346	1,504	+ 11.7%	4,453	4,867	+ 9.3%
Closed Sales		1,171	1,276	+ 9.0%	3,713	3,971	+ 6.9%
Days on Market Until Sale		25	24	- 4.0%	31	33	+ 6.5%
Median Sales Price		\$420,000	\$427,000	+ 1.7%	\$410,000	\$415,000	+ 1.2%
Average Sales Price		\$484,261	\$493,989	+ 2.0%	\$466,884	\$477,594	+ 2.3%
Pct. of Orig. Price Received		101.1%	100.9%	- 0.2%	100.0%	99.5%	- 0.5%
Housing Affordability Index		103	106	+ 2.9%	105	110	+ 4.8%
Inventory of Homes for Sale		2,119	1,874	- 11.6%	—	—	—
Months Supply of Inventory		1.9	1.6	- 15.8%	—	—	—