# Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

# MLS Area 10

10-Richmond

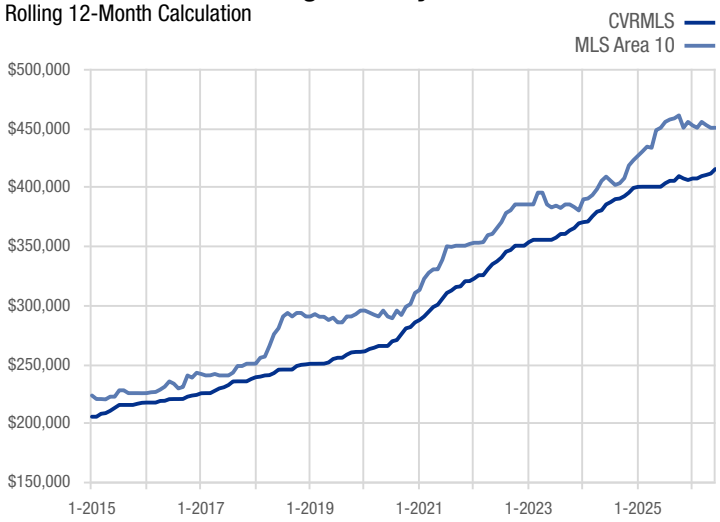
| Single Family | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 6-2025** | **Thru 6-2026** | **% Change** |
| New Listings | 70 | **91** | + 30.0% | 499 | **529** | + 6.0% |
| Pending Sales | 52 | **70** | + 34.6% | 390 | **421** | + 7.9% |
| Closed Sales | 70 | **96** | + 37.1% | 367 | **385** | + 4.9% |
| Days on Market Until Sale | 13 | **19** | + 46.2% | 22 | **25** | + 13.6% |
| Median Sales Price* | $485,000 | **$550,000** | + 13.4% | $455,000 | **$445,000** | - 2.2% |
| Average Sales Price* | $577,551 | **$596,661** | + 3.3% | $559,554 | **$548,368** | - 2.0% |
| Percent of Original List Price Received* | 101.3% | **100.6%** | - 0.7% | 100.4% | **99.3%** | - 1.1% |
| Inventory of Homes for Sale | 119 | **99** | - 16.8% | — | **—** | — |
| Months Supply of Inventory | 2.1 | **1.6** | - 23.8% | — | **—** | — |

| Condo/Town | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 6-2025** | **Thru 6-2026** | **% Change** |
| New Listings | 28 | **30** | + 7.1% | 183 | **210** | + 14.8% |
| Pending Sales | 20 | **24** | + 20.0% | 119 | **141** | + 18.5% |
| Closed Sales | 18 | **26** | + 44.4% | 112 | **122** | + 8.9% |
| Days on Market Until Sale | 22 | **15** | - 31.8% | 38 | **29** | - 23.7% |
| Median Sales Price* | $326,500 | **$390,000** | + 19.4% | $347,750 | **$358,500** | + 3.1% |
| Average Sales Price* | $380,123 | **$489,356** | + 28.7% | $406,348 | **$399,222** | - 1.8% |
| Percent of Original List Price Received* | 101.3% | **99.2%** | - 2.1% | 98.6% | **98.4%** | - 0.2% |
| Inventory of Homes for Sale | 60 | **69** | + 15.0% | — | **—** | — |
| Months Supply of Inventory | 3.1 | **3.6** | + 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.

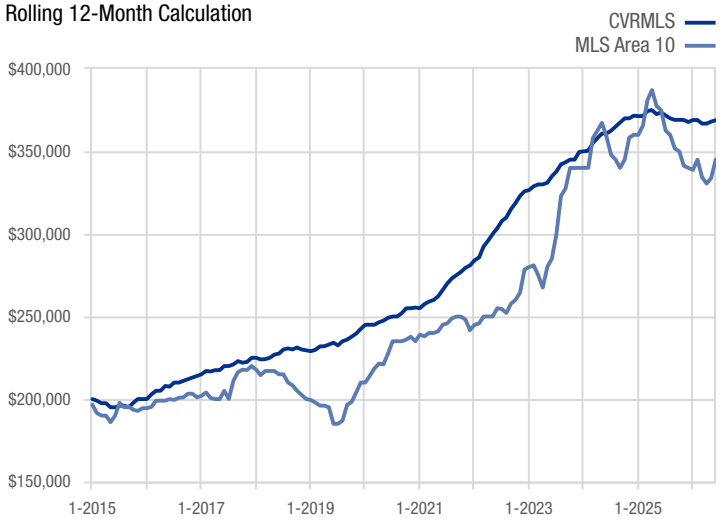
## Median Sales Price - Single-Family

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.

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