Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 20

20-Richmond

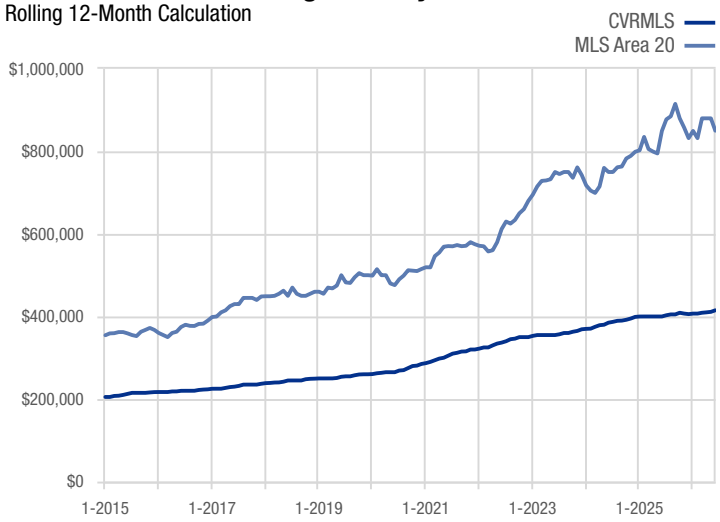
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	30	**34**	+ 13.3%	170	**203**	+ 19.4%
Pending Sales	34	**34**	0.0%	152	**178**	+ 17.1%
Closed Sales	34	**37**	+ 8.8%	132	**154**	+ 16.7%
Days on Market Until Sale	12	**11**	- 8.3%	15	**16**	+ 6.7%
Median Sales Price*	$1,103,900	**$885,000**	- 19.8%	$925,000	**$880,000**	- 4.9%
Average Sales Price*	$1,157,246	**$1,133,547**	- 2.0%	$1,071,069	**$1,132,234**	+ 5.7%
Percent of Original List Price Received*	103.9%	**109.2%**	+ 5.1%	105.9%	**107.7%**	+ 1.7%
Inventory of Homes for Sale	20	**23**	+ 15.0%	—	**—**	—
Months Supply of Inventory	0.9	**1.0**	+ 11.1%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	2	**4**	+ 100.0%	28	**25**	- 10.7%
Pending Sales	4	**4**	0.0%	17	**23**	+ 35.3%
Closed Sales	5	**3**	- 40.0%	17	**24**	+ 41.2%
Days on Market Until Sale	25	**136**	+ 444.0%	18	**46**	+ 155.6%
Median Sales Price*	$615,000	**$680,000**	+ 10.6%	$590,000	**$377,500**	- 36.0%
Average Sales Price*	$530,000	**$916,518**	+ 72.9%	$571,200	**$486,836**	- 14.8%
Percent of Original List Price Received*	97.2%	**98.7%**	+ 1.5%	100.4%	**98.5%**	- 1.9%
Inventory of Homes for Sale	12	**5**	- 58.3%	—	**—**	—
Months Supply of Inventory	3.5	**1.4**	- 60.0%	—	**—**	—

* 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.

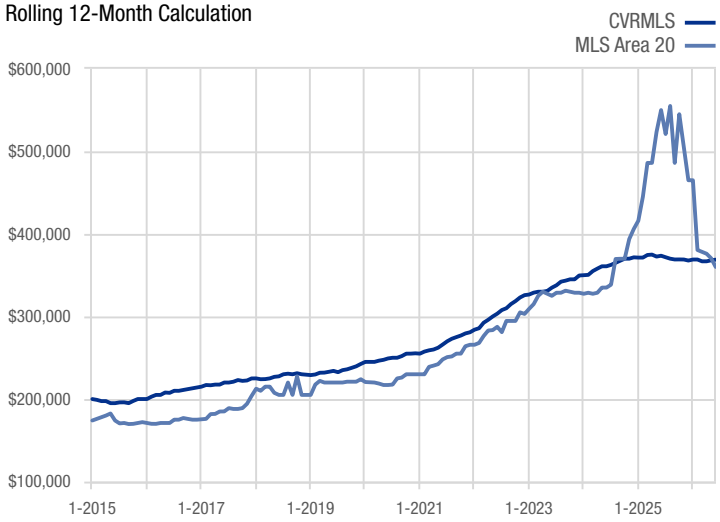
Median Sales Price - Single-Family

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.