

Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

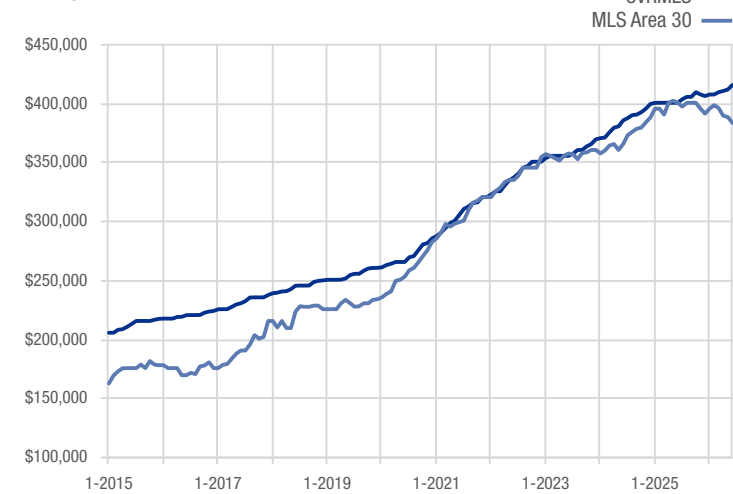
30-Richmond

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	52	35	- 32.7%	292	293	+ 0.3%
Pending Sales	34	34	0.0%	211	230	+ 9.0%
Closed Sales	38	41	+ 7.9%	211	208	- 1.4%
Days on Market Until Sale	19	16	- 15.8%	20	29	+ 45.0%
Median Sales Price*	\$400,000	\$350,000	- 12.5%	\$400,000	\$379,000	- 5.3%
Average Sales Price*	\$416,449	\$413,606	- 0.7%	\$412,923	\$415,027	+ 0.5%
Percent of Original List Price Received*	98.1%	100.4%	+ 2.3%	99.8%	99.4%	- 0.4%
Inventory of Homes for Sale	65	56	- 13.8%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

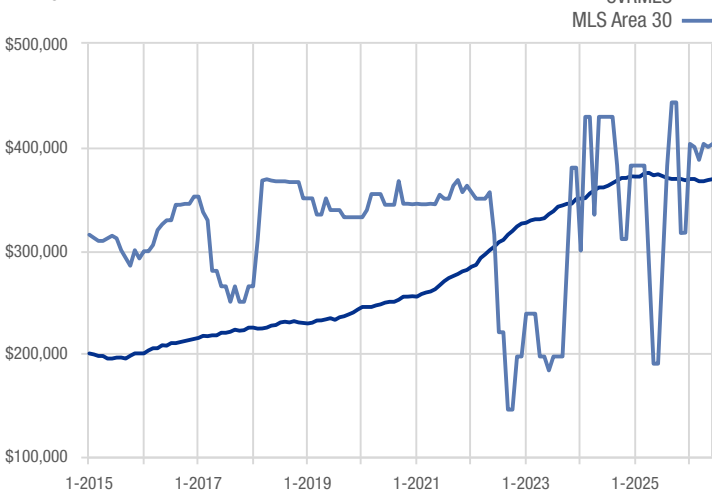
Condo/Town	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1	0	- 100.0%	10	9	- 10.0%
Pending Sales	1	1	0.0%	7	10	+ 42.9%
Closed Sales	0	1	—	6	10	+ 66.7%
Days on Market Until Sale	—	36	—	24	44	+ 83.3%
Median Sales Price*	—	\$440,000	—	\$190,000	\$399,975	+ 110.5%
Average Sales Price*	—	\$440,000	—	\$282,992	\$370,603	+ 31.0%
Percent of Original List Price Received*	—	98.0%	—	93.3%	97.1%	+ 4.1%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.1	0.6	- 71.4%	—	—	—

* 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



Median Sales Price - Condo/Town



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.