Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 50

50-Richmond

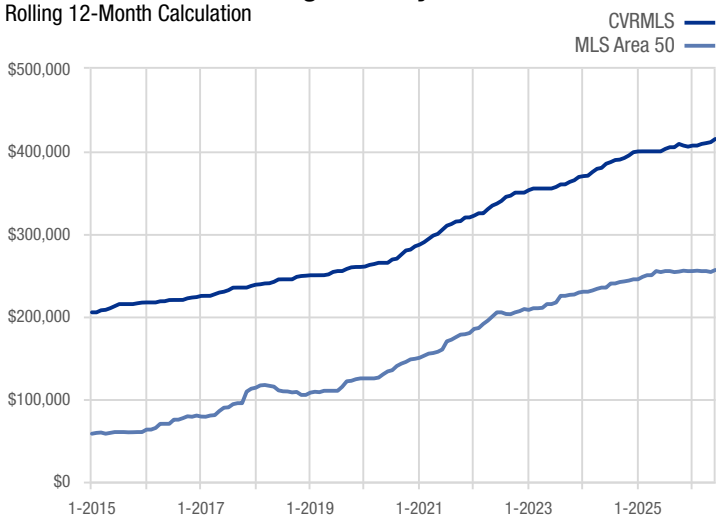
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	43	**31**	- 27.9%	227	**201**	- 11.5%
Pending Sales	28	**25**	- 10.7%	168	**160**	- 4.8%
Closed Sales	28	**27**	- 3.6%	143	**165**	+ 15.4%
Days on Market Until Sale	30	**12**	- 60.0%	29	**28**	- 3.4%
Median Sales Price*	$250,000	**$285,000**	+ 14.0%	$250,000	**$259,500**	+ 3.8%
Average Sales Price*	$252,309	**$275,843**	+ 9.3%	$258,357	**$264,202**	+ 2.3%
Percent of Original List Price Received*	99.7%	**102.4%**	+ 2.7%	99.3%	**98.3%**	- 1.0%
Inventory of Homes for Sale	57	**35**	- 38.6%	—	**—**	—
Months Supply of Inventory	2.2	**1.4**	- 36.4%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**10**	+ 900.0%	38	**33**	- 13.2%
Pending Sales	1	**7**	+ 600.0%	21	**19**	- 9.5%
Closed Sales	5	**2**	- 60.0%	12	**12**	0.0%
Days on Market Until Sale	40	**8**	- 80.0%	29	**60**	+ 106.9%
Median Sales Price*	$302,610	**$197,500**	- 34.7%	$295,658	**$296,588**	+ 0.3%
Average Sales Price*	$299,438	**$197,500**	- 34.0%	$285,540	**$282,477**	- 1.1%
Percent of Original List Price Received*	103.3%	**100.0%**	- 3.2%	99.4%	**97.7%**	- 1.7%
Inventory of Homes for Sale	18	**12**	- 33.3%	—	**—**	—
Months Supply of Inventory	6.0	**3.8**	- 36.7%	—	**—**	—

* 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.

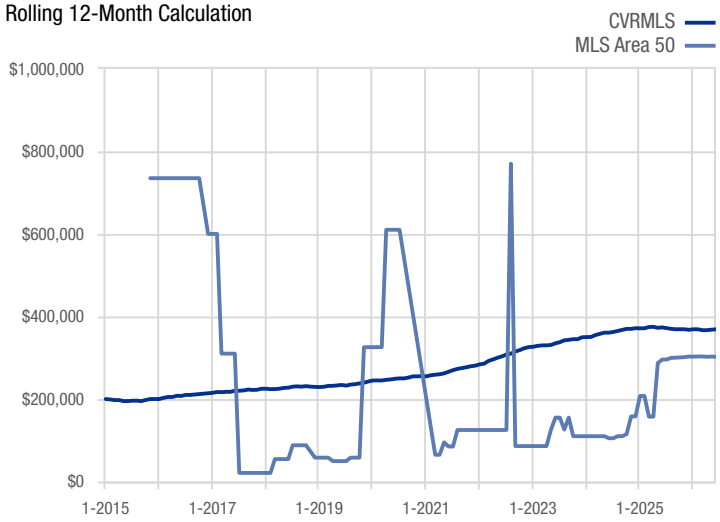
Median Sales Price - Single-Family

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.