Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 60

60-Richmond

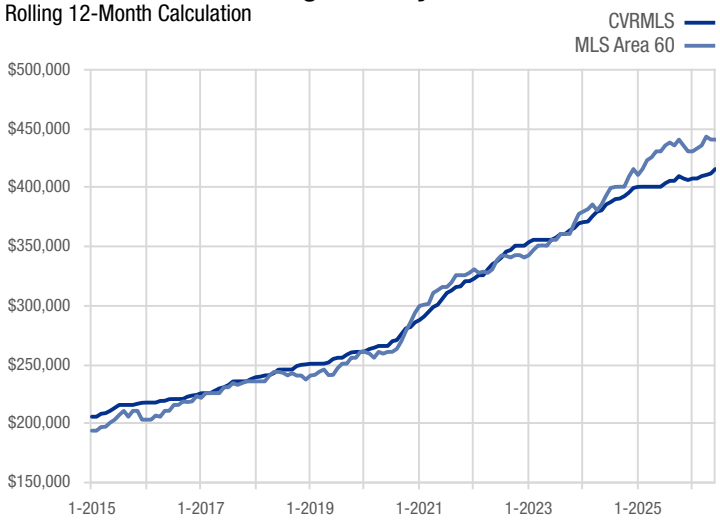
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	77	**78**	+ 1.3%	374	**397**	+ 6.1%
Pending Sales	52	**57**	+ 9.6%	308	**326**	+ 5.8%
Closed Sales	56	**74**	+ 32.1%	275	**292**	+ 6.2%
Days on Market Until Sale	9	**13**	+ 44.4%	16	**19**	+ 18.8%
Median Sales Price*	$475,000	**$472,000**	- 0.6%	$430,000	**$450,000**	+ 4.7%
Average Sales Price*	$523,031	**$532,778**	+ 1.9%	$471,665	**$512,268**	+ 8.6%
Percent of Original List Price Received*	103.5%	**101.8%**	- 1.6%	102.2%	**101.4%**	- 0.8%
Inventory of Homes for Sale	73	**58**	- 20.5%	—	**—**	—
Months Supply of Inventory	1.6	**1.2**	- 25.0%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	11	**9**	- 18.2%	90	**79**	- 12.2%
Pending Sales	6	**9**	+ 50.0%	59	**64**	+ 8.5%
Closed Sales	11	**14**	+ 27.3%	61	**63**	+ 3.3%
Days on Market Until Sale	80	**67**	- 16.3%	42	**54**	+ 28.6%
Median Sales Price*	$286,870	**$399,000**	+ 39.1%	$286,870	**$350,000**	+ 22.0%
Average Sales Price*	$347,479	**$423,990**	+ 22.0%	$326,564	**$380,626**	+ 16.6%
Percent of Original List Price Received*	97.7%	**99.1%**	+ 1.4%	97.8%	**97.4%**	- 0.4%
Inventory of Homes for Sale	33	**26**	- 21.2%	—	**—**	—
Months Supply of Inventory	3.7	**2.8**	- 24.3%	—	**—**	—

* 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.

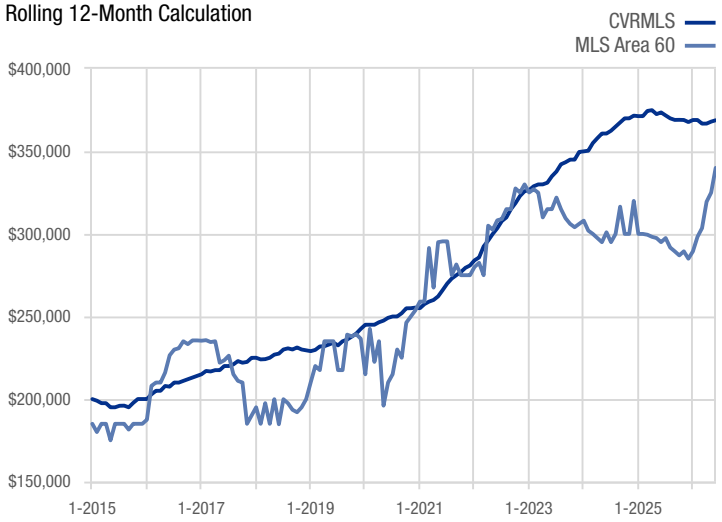
Median Sales Price - Single-Family

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.