Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

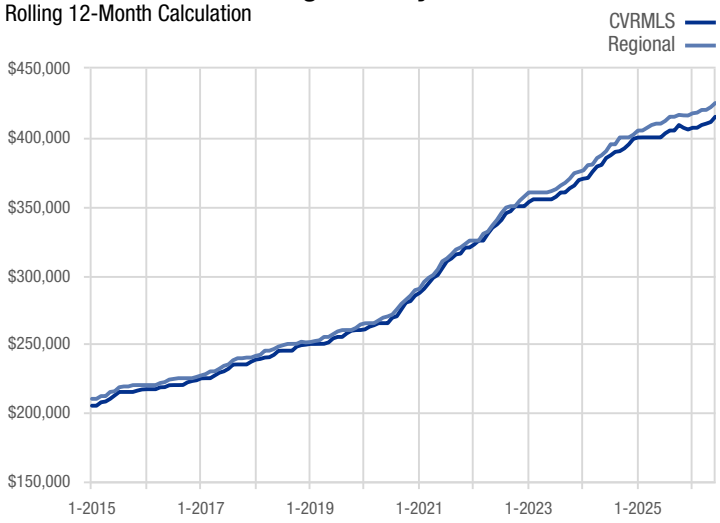
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1,666	**1,677**	+ 0.7%	9,356	**9,777**	+ 4.5%
Pending Sales	1,333	**1,392**	+ 4.4%	7,398	**7,857**	+ 6.2%
Closed Sales	1,466	**1,550**	+ 5.7%	6,768	**7,145**	+ 5.6%
Days on Market Until Sale	19	**20**	+ 5.3%	27	**28**	+ 3.7%
Median Sales Price*	$439,995	**$457,500**	+ 4.0%	$415,000	**$430,000**	+ 3.6%
Average Sales Price*	$519,804	**$546,241**	+ 5.1%	$483,949	**$507,940**	+ 5.0%
Percent of Original List Price Received*	100.8%	**100.7%**	- 0.1%	100.3%	**100.1%**	- 0.2%
Inventory of Homes for Sale	2,309	**2,167**	- 6.1%	—	**—**	—
Months Supply of Inventory	2.0	**1.8**	- 10.0%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	312	**378**	+ 21.2%	2,093	**2,317**	+ 10.7%
Pending Sales	260	**305**	+ 17.3%	1,490	**1,722**	+ 15.6%
Closed Sales	302	**338**	+ 11.9%	1,366	**1,530**	+ 12.0%
Days on Market Until Sale	34	**54**	+ 58.8%	36	**46**	+ 27.8%
Median Sales Price*	$370,000	**$370,690**	+ 0.2%	$371,382	**$372,000**	+ 0.2%
Average Sales Price*	$396,945	**$399,145**	+ 0.6%	$397,504	**$396,669**	- 0.2%
Percent of Original List Price Received*	99.8%	**98.1%**	- 1.7%	99.0%	**98.1%**	- 0.9%
Inventory of Homes for Sale	706	**673**	- 4.7%	—	**—**	—
Months Supply of Inventory	3.0	**2.6**	- 13.3%	—	**—**	—

* 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.

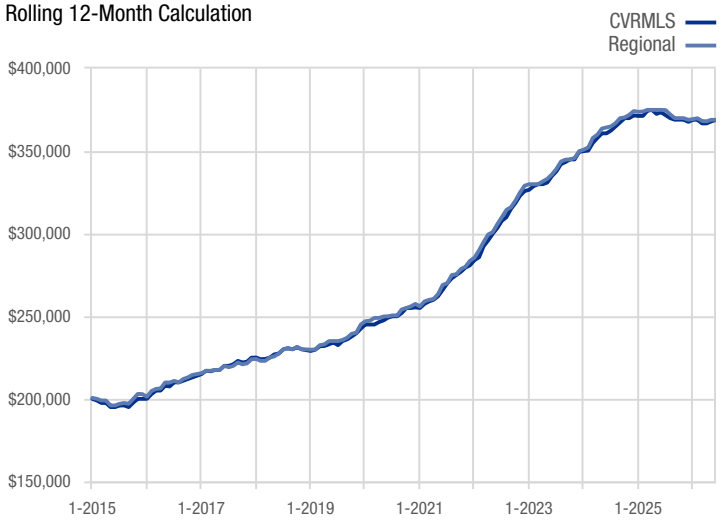
Median Sales Price - Single-Family

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.