Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Richmond County

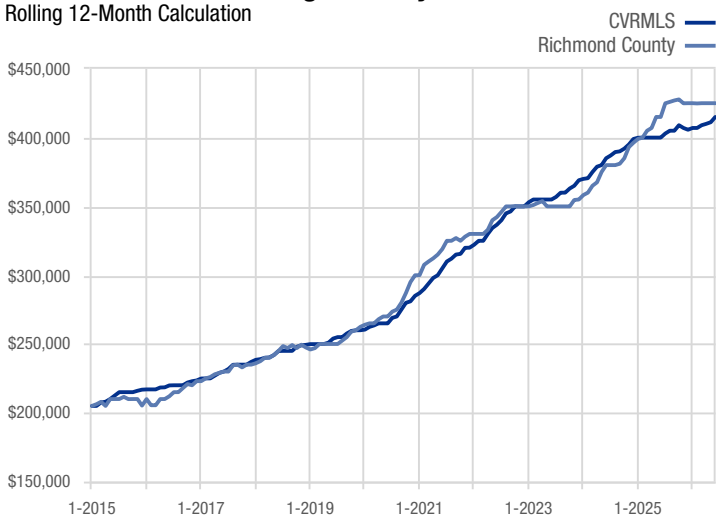
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	276	**275**	- 0.4%	1,596	**1,645**	+ 3.1%
Pending Sales	203	**222**	+ 9.4%	1,246	**1,331**	+ 6.8%
Closed Sales	229	**280**	+ 22.3%	1,150	**1,222**	+ 6.3%
Days on Market Until Sale	15	**16**	+ 6.7%	20	**24**	+ 20.0%
Median Sales Price*	$465,000	**$466,500**	+ 0.3%	$429,050	**$425,000**	- 0.9%
Average Sales Price*	$580,483	**$587,476**	+ 1.2%	$529,653	**$549,562**	+ 3.8%
Percent of Original List Price Received*	101.3%	**102.2%**	+ 0.9%	101.1%	**100.8%**	- 0.3%
Inventory of Homes for Sale	349	**281**	- 19.5%	—	**—**	—
Months Supply of Inventory	1.9	**1.5**	- 21.1%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	43	**53**	+ 23.3%	349	**356**	+ 2.0%
Pending Sales	32	**45**	+ 40.6%	223	**257**	+ 15.2%
Closed Sales	39	**46**	+ 17.9%	208	**231**	+ 11.1%
Days on Market Until Sale	41	**40**	- 2.4%	36	**40**	+ 11.1%
Median Sales Price*	$314,925	**$398,000**	+ 26.4%	$321,500	**$353,000**	+ 9.8%
Average Sales Price*	$379,786	**$483,429**	+ 27.3%	$385,895	**$395,921**	+ 2.6%
Percent of Original List Price Received*	100.0%	**99.1%**	- 0.9%	98.4%	**98.1%**	- 0.3%
Inventory of Homes for Sale	126	**113**	- 10.3%	—	**—**	—
Months Supply of Inventory	3.6	**3.1**	- 13.9%	—	**—**	—

* 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.

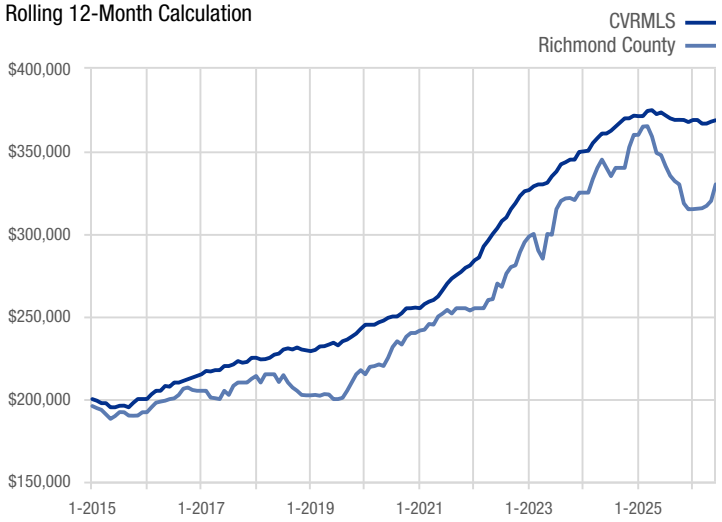
Median Sales Price - Single-Family

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.