

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 20

20-Richmond

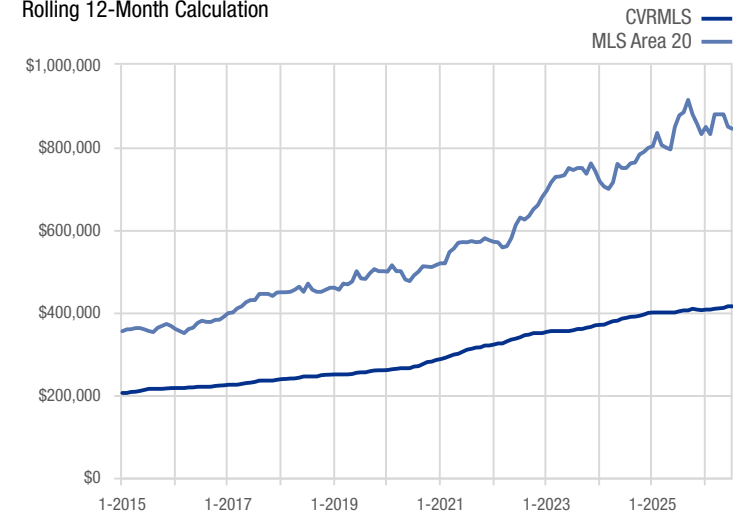
Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	19	16	- 15.8%	189	219	+ 15.9%
Pending Sales	21	24	+ 14.3%	173	203	+ 17.3%
Closed Sales	27	31	+ 14.8%	159	185	+ 16.4%
Days on Market Until Sale	12	20	+ 66.7%	14	17	+ 21.4%
Median Sales Price*	\$875,000	\$835,000	- 4.6%	\$900,000	\$880,000	- 2.2%
Average Sales Price*	\$1,169,378	\$1,271,907	+ 8.8%	\$1,088,084	\$1,155,131	+ 6.2%
Percent of Original List Price Received*	101.8%	105.2%	+ 3.3%	105.2%	107.3%	+ 2.0%
Inventory of Homes for Sale	17	14	- 17.6%	—	—	—
Months Supply of Inventory	0.8	0.6	- 25.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	2	9	+ 350.0%	30	34	+ 13.3%
Pending Sales	1	5	+ 400.0%	18	28	+ 55.6%
Closed Sales	2	4	+ 100.0%	19	28	+ 47.4%
Days on Market Until Sale	147	12	- 91.8%	32	41	+ 28.1%
Median Sales Price*	\$440,000	\$339,975	- 22.7%	\$580,000	\$360,000	- 37.9%
Average Sales Price*	\$440,000	\$409,863	- 6.8%	\$557,390	\$475,839	- 14.6%
Percent of Original List Price Received*	85.1%	98.1%	+ 15.3%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—

* 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.

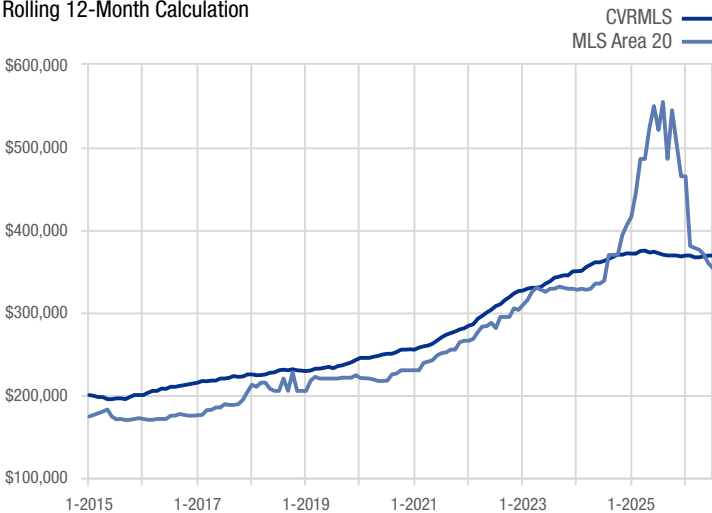
Median Sales Price - Single-Family

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.