

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

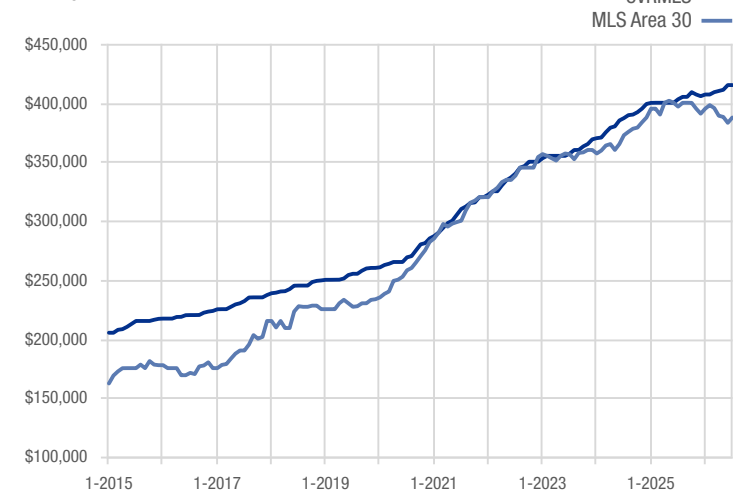
30-Richmond

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	55	42	- 23.6%	347	337	- 2.9%
Pending Sales	27	20	- 25.9%	238	248	+ 4.2%
Closed Sales	29	37	+ 27.6%	240	245	+ 2.1%
Days on Market Until Sale	27	12	- 55.6%	21	26	+ 23.8%
Median Sales Price*	\$379,999	\$400,000	+ 5.3%	\$395,488	\$384,900	- 2.7%
Average Sales Price*	\$424,520	\$414,971	- 2.2%	\$414,385	\$415,018	+ 0.2%
Percent of Original List Price Received*	97.9%	100.2%	+ 2.3%	99.5%	99.5%	0.0%
Inventory of Homes for Sale	74	71	- 4.1%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

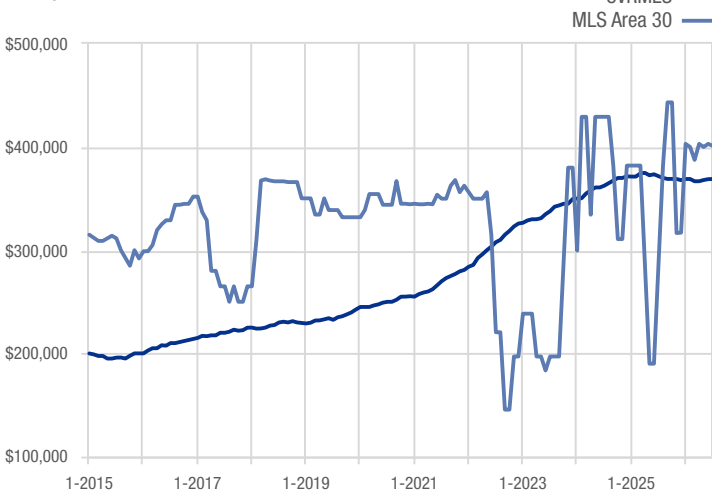
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	0	1	—	10	10	0.0%
Pending Sales	1	0	- 100.0%	8	10	+ 25.0%
Closed Sales	1	2	+ 100.0%	7	12	+ 71.4%
Days on Market Until Sale	5	4	- 20.0%	22	38	+ 72.7%
Median Sales Price*	\$525,000	\$493,054	- 6.1%	\$190,000	\$400,554	+ 110.8%
Average Sales Price*	\$525,000	\$493,054	- 6.1%	\$317,564	\$391,011	+ 23.1%
Percent of Original List Price Received*	100.0%	103.5%	+ 3.5%	94.2%	98.1%	+ 4.1%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

* 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



Median Sales Price - Condo/Town



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.