

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

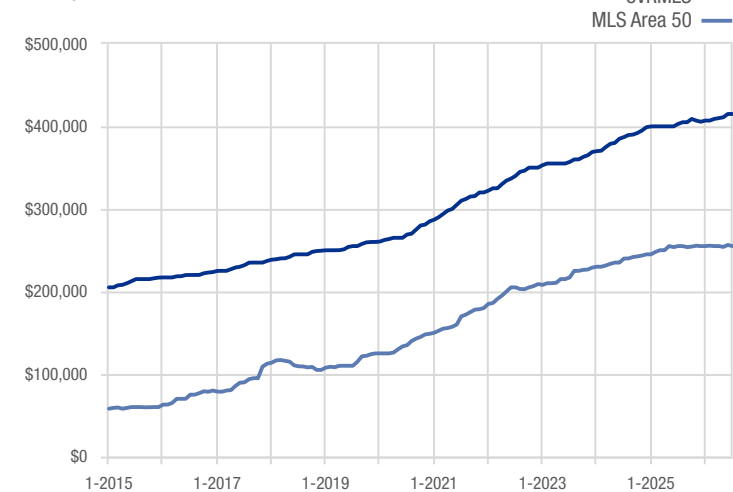
50-Richmond

Single Family	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	37	25	- 32.4%	264	231	- 12.5%
Pending Sales	26	18	- 30.8%	194	176	- 9.3%
Closed Sales	28	20	- 28.6%	171	187	+ 9.4%
Days on Market Until Sale	17	22	+ 29.4%	27	28	+ 3.7%
Median Sales Price*	\$258,975	\$235,000	- 9.3%	\$254,975	\$257,000	+ 0.8%
Average Sales Price*	\$273,381	\$247,797	- 9.4%	\$260,922	\$262,726	+ 0.7%
Percent of Original List Price Received*	97.8%	96.3%	- 1.5%	99.1%	98.1%	- 1.0%
Inventory of Homes for Sale	56	44	- 21.4%	—	—	—
Months Supply of Inventory	2.1	1.8	- 14.3%	—	—	—

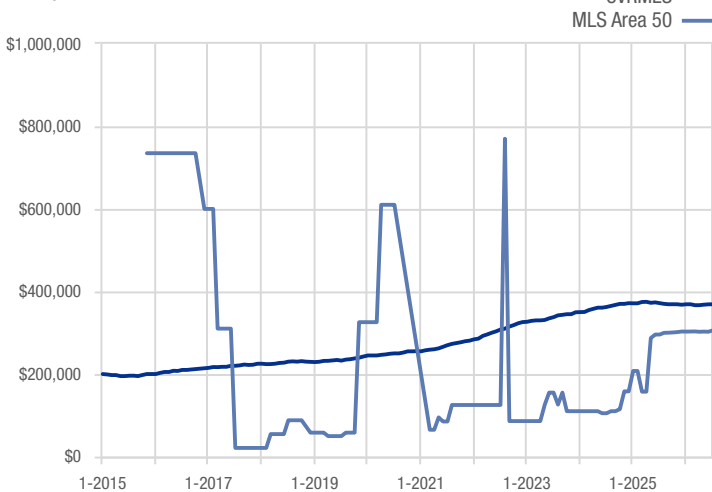
Condo/Town	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	4	8	+ 100.0%	42	41	- 2.4%
Pending Sales	6	7	+ 16.7%	27	24	- 11.1%
Closed Sales	4	5	+ 25.0%	16	17	+ 6.3%
Days on Market Until Sale	3	55	+ 1,733.3%	23	58	+ 152.2%
Median Sales Price*	\$296,478	\$317,565	+ 7.1%	\$295,683	\$297,265	+ 0.5%
Average Sales Price*	\$264,038	\$288,345	+ 9.2%	\$280,165	\$284,202	+ 1.4%
Percent of Original List Price Received*	100.8%	99.5%	- 1.3%	99.8%	98.2%	- 1.6%
Inventory of Homes for Sale	12	15	+ 25.0%	—	—	—
Months Supply of Inventory	3.7	4.9	+ 32.4%	—	—	—

* 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.