

# Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 60

60-Richmond

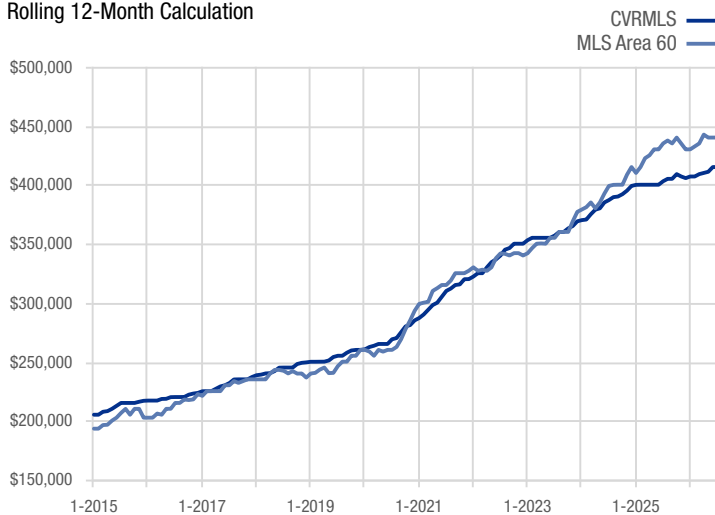
| Single Family                            | July      |           |          | Year to Date |             |          |
|------------------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                                          | 2025      | 2026      | % Change | Thru 7-2025  | Thru 7-2026 | % Change |
| New Listings                             | 67        | 54        | - 19.4%  | 441          | 452         | + 2.5%   |
| Pending Sales                            | 56        | 44        | - 21.4%  | 364          | 370         | + 1.6%   |
| Closed Sales                             | 62        | 58        | - 6.5%   | 337          | 351         | + 4.2%   |
| Days on Market Until Sale                | 15        | 16        | + 6.7%   | 16           | 18          | + 12.5%  |
| Median Sales Price*                      | \$480,000 | \$463,935 | - 3.3%   | \$434,990    | \$450,000   | + 3.5%   |
| Average Sales Price*                     | \$507,851 | \$584,705 | + 15.1%  | \$478,057    | \$523,917   | + 9.6%   |
| Percent of Original List Price Received* | 99.9%     | 100.7%    | + 0.8%   | 101.8%       | 101.3%      | - 0.5%   |
| Inventory of Homes for Sale              | 72        | 57        | - 20.8%  | —            | —           | —        |
| Months Supply of Inventory               | 1.5       | 1.2       | - 20.0%  | —            | —           | —        |

| Condo/Town                               | July      |           |          | Year to Date |             |          |
|------------------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                                          | 2025      | 2026      | % Change | Thru 7-2025  | Thru 7-2026 | % Change |
| New Listings                             | 13        | 13        | 0.0%     | 103          | 92          | - 10.7%  |
| Pending Sales                            | 9         | 8         | - 11.1%  | 68           | 72          | + 5.9%   |
| Closed Sales                             | 10        | 11        | + 10.0%  | 71           | 74          | + 4.2%   |
| Days on Market Until Sale                | 104       | 83        | - 20.2%  | 51           | 58          | + 13.7%  |
| Median Sales Price*                      | \$283,190 | \$342,000 | + 20.8%  | \$286,480    | \$348,995   | + 21.8%  |
| Average Sales Price*                     | \$342,541 | \$343,192 | + 0.2%   | \$328,814    | \$375,062   | + 14.1%  |
| Percent of Original List Price Received* | 96.4%     | 97.7%     | + 1.3%   | 97.6%        | 97.5%       | - 0.1%   |
| Inventory of Homes for Sale              | 34        | 28        | - 17.6%  | —            | —           | —        |
| Months Supply of Inventory               | 3.8       | 3.1       | - 18.4%  | —            | —           | —        |

\* 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.

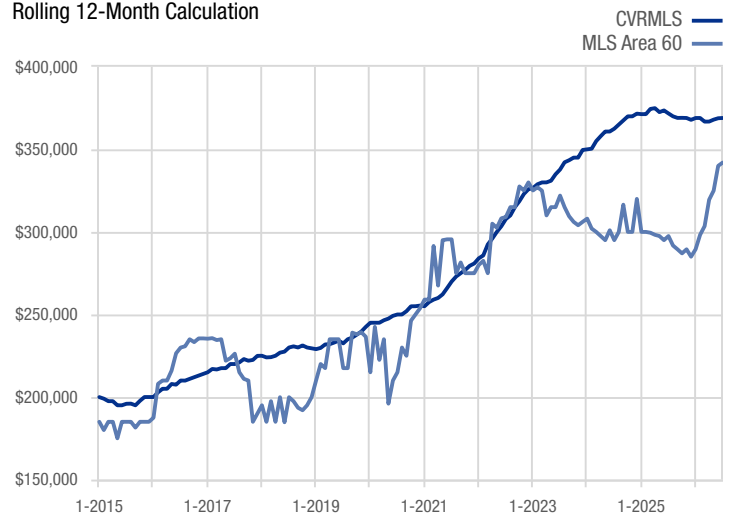
### Median Sales Price - Single-Family

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.