

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



Regional

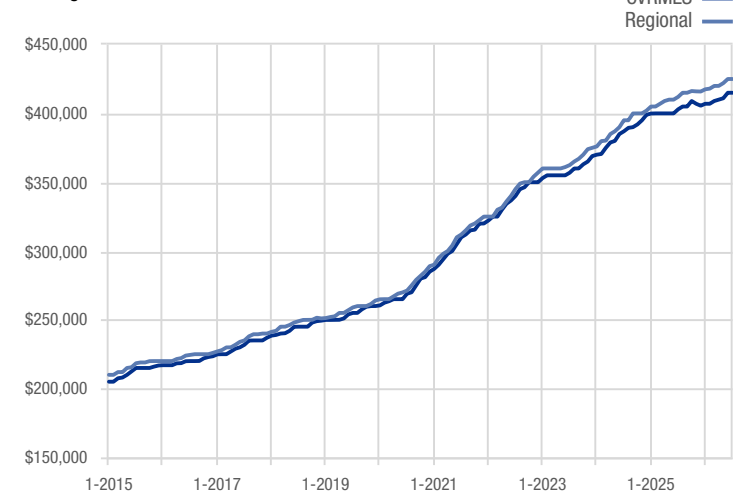
Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1,642	1,571	- 4.3%	10,997	11,440	+ 4.0%
Pending Sales	1,213	1,112	- 8.3%	8,611	8,931	+ 3.7%
Closed Sales	1,325	1,347	+ 1.7%	8,093	8,507	+ 5.1%
Days on Market Until Sale	23	21	- 8.7%	26	27	+ 3.8%
Median Sales Price*	\$435,000	\$444,975	+ 2.3%	\$418,434	\$430,000	+ 2.8%
Average Sales Price*	\$507,284	\$535,153	+ 5.5%	\$487,800	\$512,066	+ 5.0%
Percent of Original List Price Received*	99.9%	99.7%	- 0.2%	100.2%	100.0%	- 0.2%
Inventory of Homes for Sale	2,407	2,416	+ 0.4%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

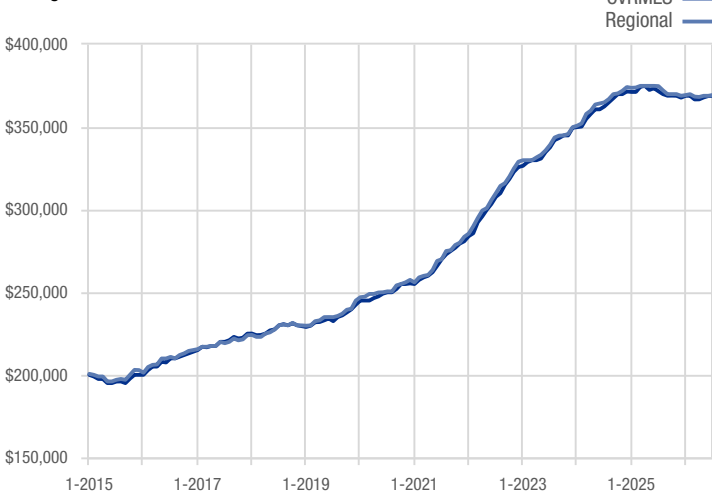
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	383	413	+ 7.8%	2,476	2,748	+ 11.0%
Pending Sales	257	256	- 0.4%	1,747	1,956	+ 12.0%
Closed Sales	296	261	- 11.8%	1,662	1,793	+ 7.9%
Days on Market Until Sale	38	41	+ 7.9%	36	46	+ 27.8%
Median Sales Price*	\$365,000	\$375,000	+ 2.7%	\$370,000	\$372,000	+ 0.5%
Average Sales Price*	\$399,149	\$400,014	+ 0.2%	\$397,795	\$397,063	- 0.2%
Percent of Original List Price Received*	98.8%	98.7%	- 0.1%	99.0%	98.2%	- 0.8%
Inventory of Homes for Sale	725	777	+ 7.2%	—	—	—
Months Supply of Inventory	3.0	3.1	+ 3.3%	—	—	—

* 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.
Current as of August 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.