

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



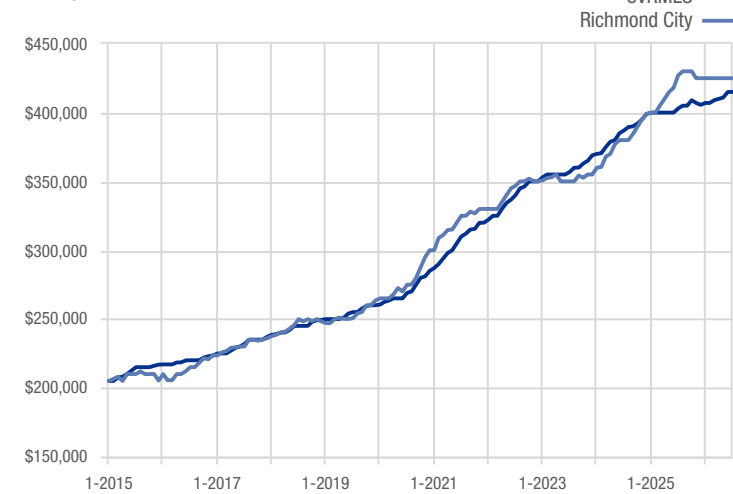
Richmond City

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	252	195	- 22.6%	1,814	1,829	+ 0.8%
Pending Sales	183	154	- 15.8%	1,412	1,466	+ 3.8%
Closed Sales	204	218	+ 6.9%	1,332	1,426	+ 7.1%
Days on Market Until Sale	18	17	- 5.6%	20	22	+ 10.0%
Median Sales Price*	\$466,000	\$450,000	- 3.4%	\$433,000	\$430,000	- 0.7%
Average Sales Price*	\$565,229	\$604,921	+ 7.0%	\$538,977	\$559,780	+ 3.9%
Percent of Original List Price Received*	99.1%	99.9%	+ 0.8%	100.9%	100.6%	- 0.3%
Inventory of Homes for Sale	331	284	- 14.2%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

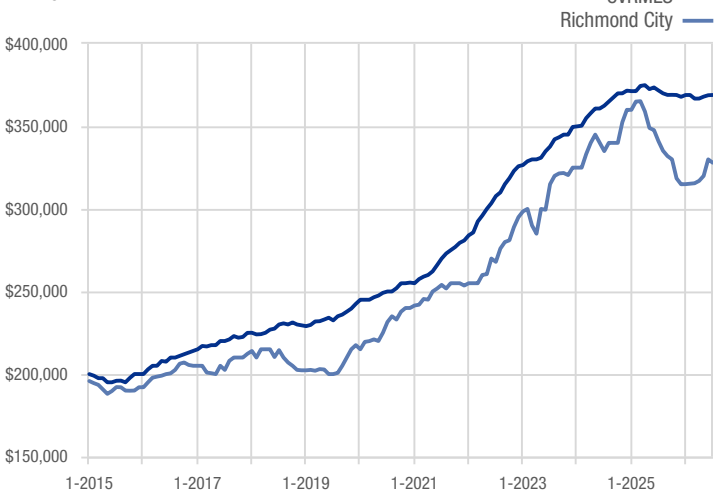
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	40	59	+ 47.5%	389	415	+ 6.7%
Pending Sales	36	37	+ 2.8%	259	291	+ 12.4%
Closed Sales	39	50	+ 28.2%	247	281	+ 13.8%
Days on Market Until Sale	52	40	- 23.1%	39	40	+ 2.6%
Median Sales Price*	\$333,777	\$320,300	- 4.0%	\$322,000	\$349,000	+ 8.4%
Average Sales Price*	\$363,177	\$384,556	+ 5.9%	\$382,308	\$393,884	+ 3.0%
Percent of Original List Price Received*	98.8%	98.6%	- 0.2%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	109	122	+ 11.9%	—	—	—
Months Supply of Inventory	3.1	3.4	+ 9.7%	—	—	—

* 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



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.