Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.

Richmond Metro

Chesterfield, Hanover, Henrico, and Richmond City

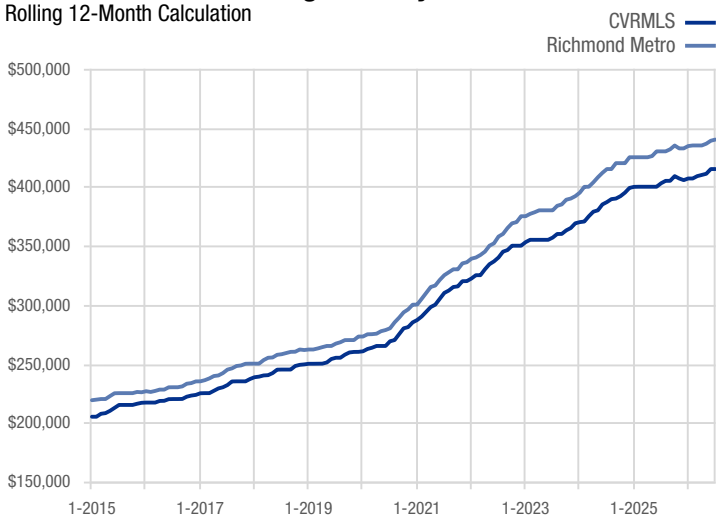
Single Family	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	1,235	**1,139**	- 7.8%	8,366	**8,537**	+ 2.0%
Pending Sales	939	**842**	- 10.3%	6,642	**6,863**	+ 3.3%
Closed Sales	1,044	**1,049**	+ 0.5%	6,270	**6,559**	+ 4.6%
Days on Market Until Sale	22	**19**	- 13.6%	24	**24**	0.0%
Median Sales Price*	$450,000	**$460,000**	+ 2.2%	$435,000	**$445,000**	+ 2.3%
Average Sales Price*	$530,315	**$559,757**	+ 5.6%	$510,099	**$528,581**	+ 3.6%
Percent of Original List Price Received*	100.1%	**100.0%**	- 0.1%	100.6%	**100.5%**	- 0.1%
Inventory of Homes for Sale	1,679	**1,590**	- 5.3%	—	**—**	—
Months Supply of Inventory	1.9	**1.8**	- 5.3%	—	**—**	—

Condo/Town	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	360	**380**	+ 5.6%	2,350	**2,569**	+ 9.3%
Pending Sales	249	**245**	- 1.6%	1,659	**1,832**	+ 10.4%
Closed Sales	285	**246**	- 13.7%	1,574	**1,675**	+ 6.4%
Days on Market Until Sale	39	**37**	- 5.1%	36	**42**	+ 16.7%
Median Sales Price*	$374,975	**$375,000**	+ 0.0%	$373,360	**$375,000**	+ 0.4%
Average Sales Price*	$400,278	**$402,824**	+ 0.6%	$397,878	**$399,885**	+ 0.5%
Percent of Original List Price Received*	98.8%	**98.8%**	0.0%	98.9%	**98.3%**	- 0.6%
Inventory of Homes for Sale	674	**702**	+ 4.2%	—	**—**	—
Months Supply of Inventory	3.0	**2.9**	- 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.

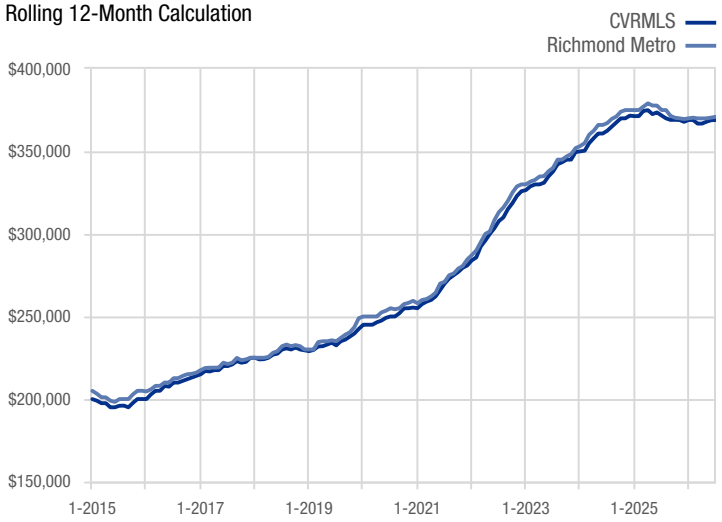
Median Sales Price - Single-Family

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.

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