

Richmond Metro

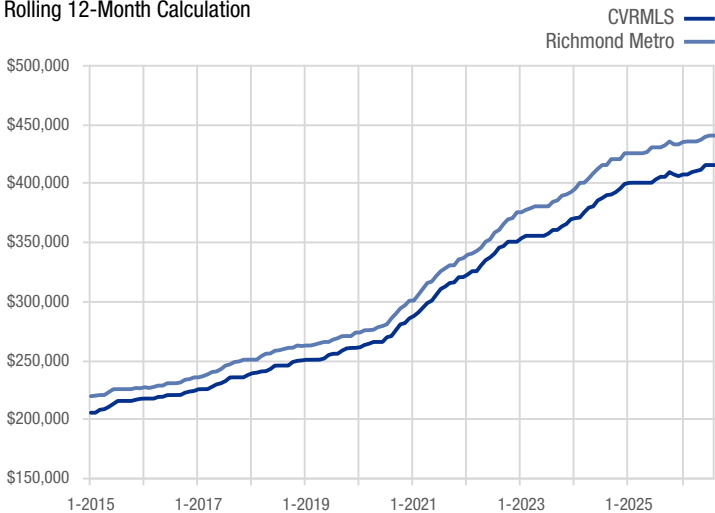
Chesterfield, Hanover, Henrico, and Richmond City

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	1,063	1,027	- 3.4%	9,429	9,640	+ 2.2%
Pending Sales	807	858	+ 6.3%	7,450	7,691	+ 3.2%
Closed Sales	957	871	- 9.0%	7,227	7,435	+ 2.9%
Days on Market Until Sale	21	22	+ 4.8%	24	23	- 4.2%
Median Sales Price*	\$434,000	\$450,000	+ 3.7%	\$435,000	\$447,870	+ 3.0%
Average Sales Price*	\$502,172	\$534,073	+ 6.4%	\$509,047	\$529,148	+ 3.9%
Percent of Original List Price Received*	99.6%	99.5%	- 0.1%	100.5%	100.4%	- 0.1%
Inventory of Homes for Sale	1,712	1,607	- 6.1%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

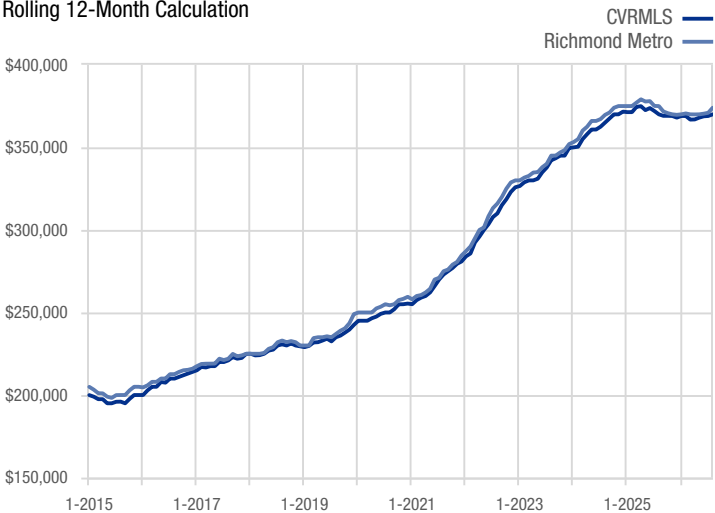
Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	328	371	+ 13.1%	2,678	2,948	+ 10.1%
Pending Sales	234	250	+ 6.8%	1,893	2,072	+ 9.5%
Closed Sales	276	235	- 14.9%	1,851	1,917	+ 3.6%
Days on Market Until Sale	33	46	+ 39.4%	36	43	+ 19.4%
Median Sales Price*	\$365,000	\$379,370	+ 3.9%	\$370,000	\$375,045	+ 1.4%
Average Sales Price*	\$394,949	\$385,678	- 2.3%	\$397,469	\$398,133	+ 0.2%
Percent of Original List Price Received*	98.0%	97.6%	- 0.4%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	681	698	+ 2.5%	—	—	—
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.