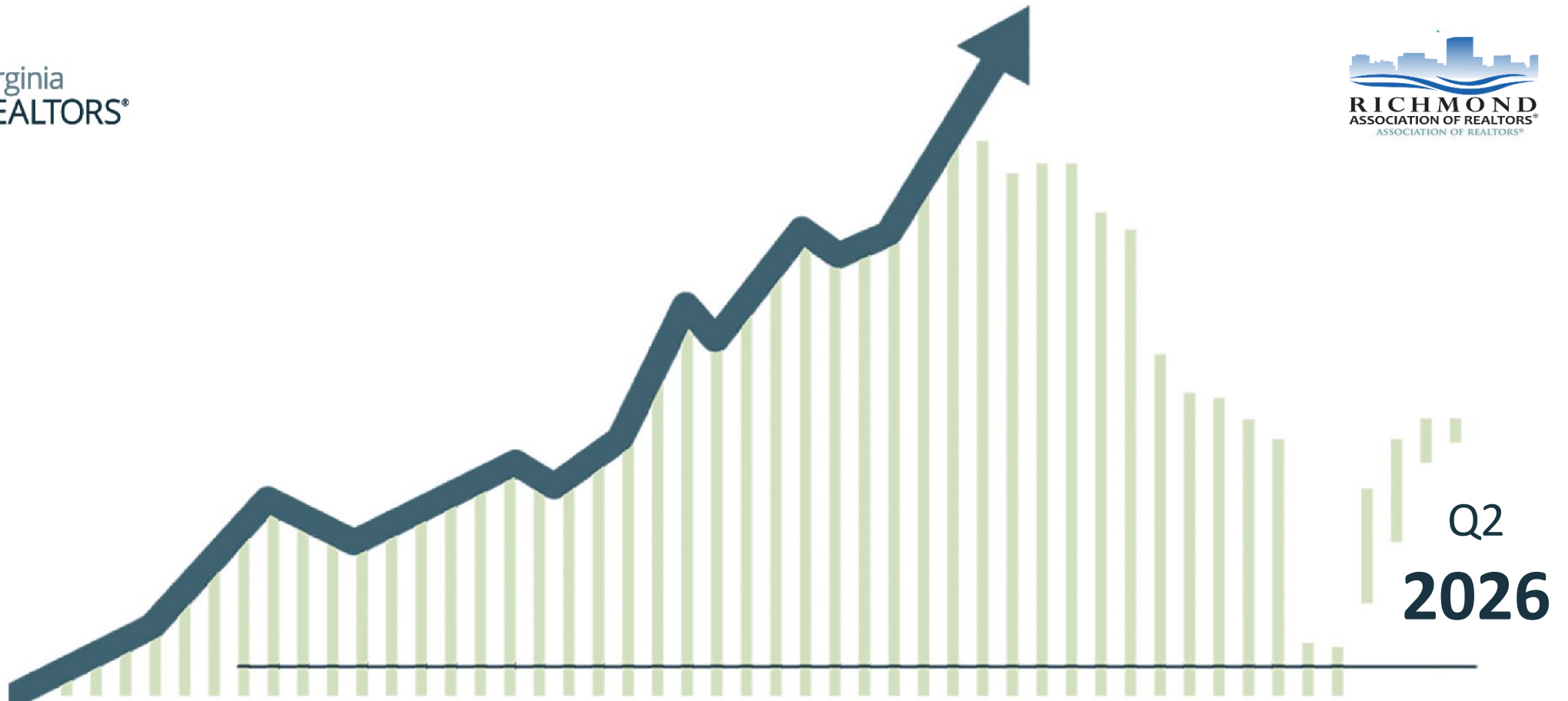




RAR RICHMOND

MARKET INDICATORS

CUSTOM REPORT PREPARED BY
VIRGINIA REALTORS®

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Consumers Should Consult with a REALTOR®. Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure. REALTORS® are well-informed about critical factors that affect your specific market area – such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®.

Data Note: The data used in this report provides a complete picture of market activity by county/city. Data is retrieved from all MLS systems in Virginia and merged together on a monthly basis. All duplicate records are removed as part of the data merging process.

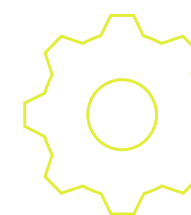


RAR Market Indicators Report



Key Market Trends: Q2 2026

- Busier spring market across most of the RAR region this year.** There were 4,765 closed sales across the Richmond Metro Region in the second quarter (Apr. - Jun.). This reflects an influx of 446 sales over Q2 last year, a 10.3% jump. Midway through 2026 (Jan. - Jun.), the Richmond area housing market is tracking about 10% higher in sales totals so far this year, even as interest rates have been drifting up since March, hovering in the mid-6% range for much of that time. This reflects continued pent-up demand in the market that is absorbing the additional supply. In the region's core, Richmond City led in sales growth up 15.8% from Q2 last year, followed by Chesterfield County (+9.7%) and Henrico County (+3.9%). In the smaller localities, Goochland County had the sharpest increase in sales (+32.8%), followed closely by Powhatan County (+32%).
- Pending sales also picked up in most local markets in the Richmond region in Q2.** There were 4,928 pending sales across the area in Q2-2026, 323 more than last year, a 7% increase. Pending sales jumped 20.1% in Hanover County, and 14.3% in Richmond City from a year ago. Pending sales activity slowed in Charles City County (-10%), and Goochland County (-6.2%).
- Prices rose modestly around much of the region this quarter.** At \$440,000, the region's median sold price climbed 1.7% from Q2 last year, a gain of \$7,500. Similar price growth occurred in Henrico County (+1.3%) and Chesterfield County (+1.4%). The median price dipped in Richmond City from a year ago (-1.6%), and also fell in Charles City Co. (-8.5%).
- Inventory is surging in the outer markets, but overall supply remains tight.** There were 2,729 active listings on the market at the end of Q2 throughout the Richmond Metro Region, up 3.1% from last year, an influx of 81 listings. The strongest listing growth occurred in New Kent County (+42 listings). Richmond City had a decrease in active listings compared to a year ago (-33 listings). The overall months of supply in the region is still in seller's market territory at just 2.1 months.



RAR Housing Market Dashboard

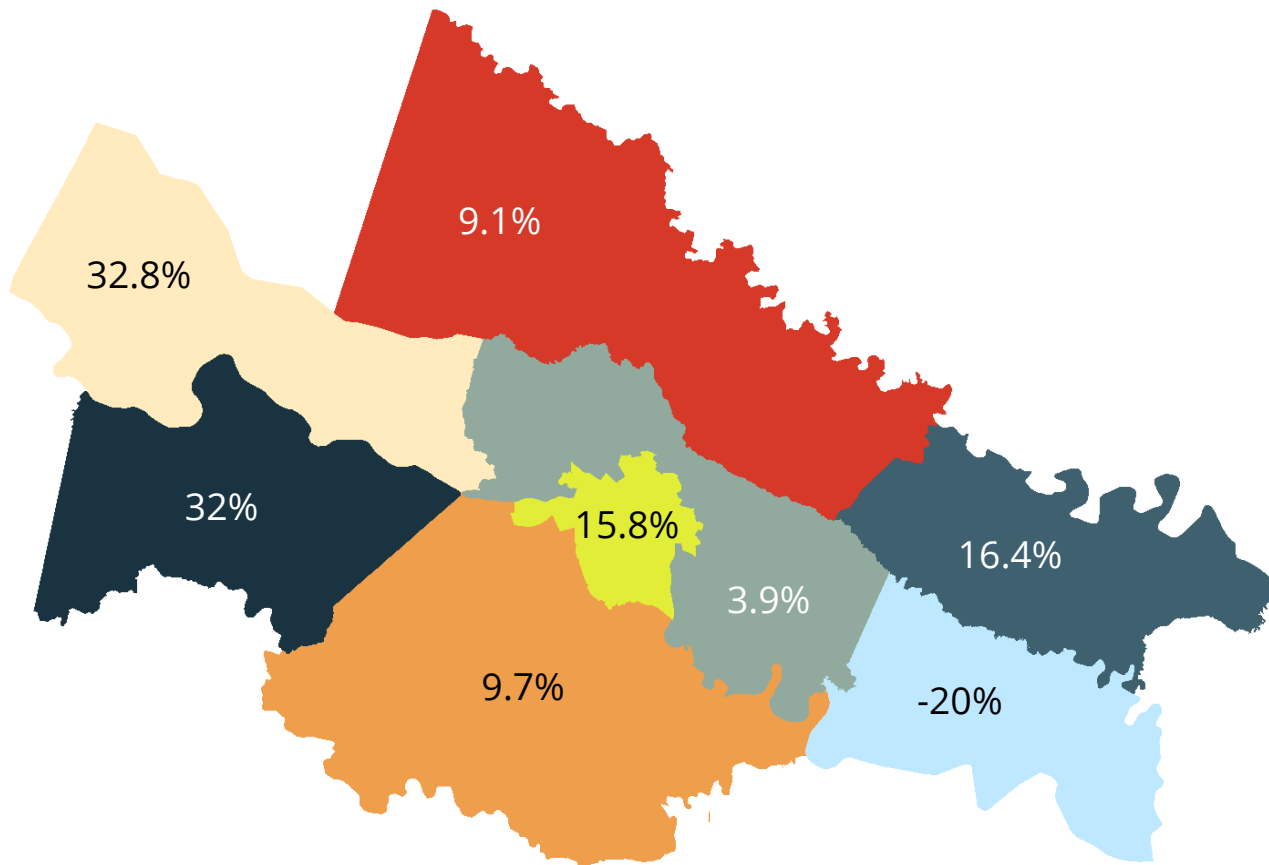
YoY Chg	2026 - Q2	Indicator (regionwide)
▲ 10.3%	4,765	Sales
▲ 7.0%	4,928	Pending Sales
▲ 1.7%	\$440,000	Median Sales Price
▲ 3.6%	\$525,029	Average Sales Price
— 0.0%	101.4%	Average Sold/Ask Price Ratio
— 0.0%	7	Median Days on Market
▲ 3.1%	2,729	Active Listings
▼ -11.7%	2.1	Months of Supply



Sales - RAR Region



YoY % Change



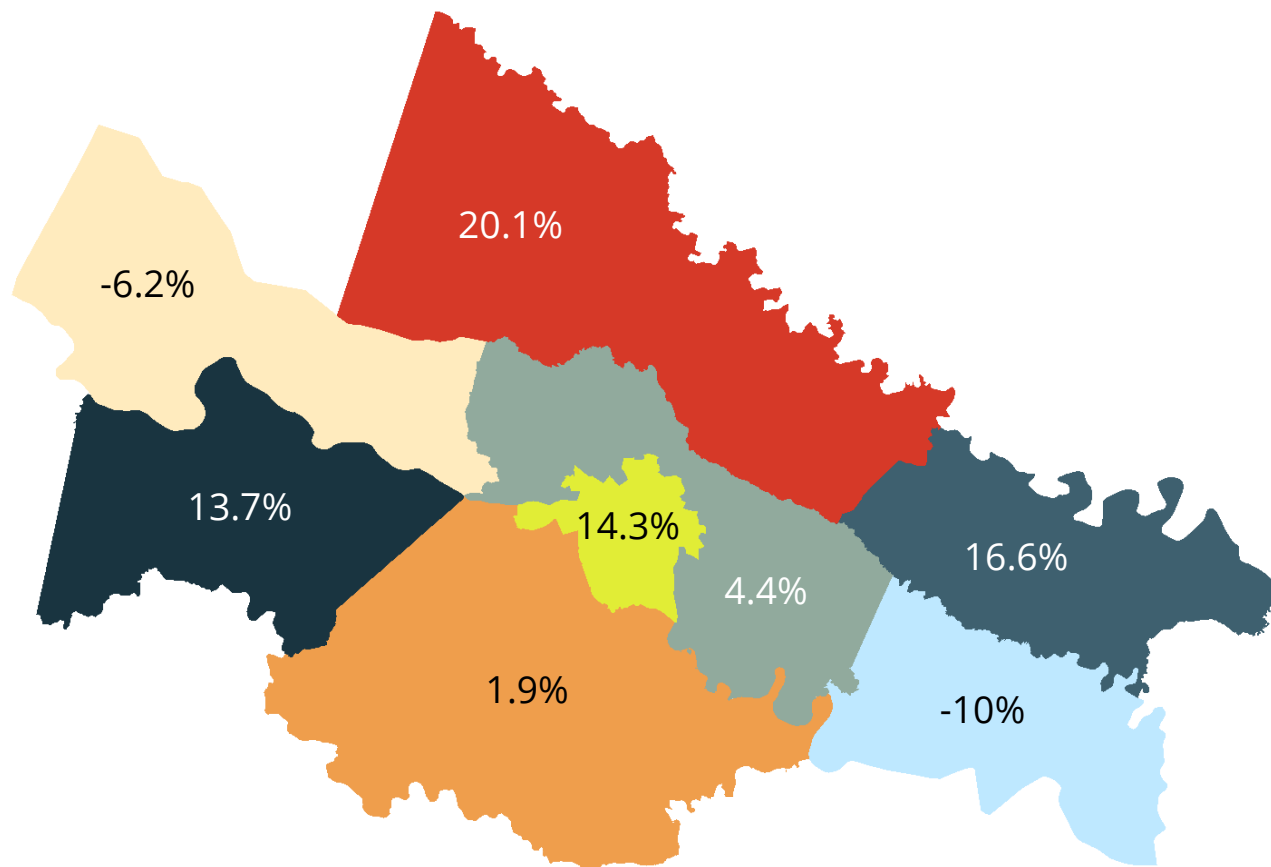
Sales

<i>Jurisdiction</i>	2025 - Q2	2026 - Q2	% Chg
Charles City County	20	16	-20.0%
Chesterfield County	1,489	1,633	9.7%
Goochland County	116	154	32.8%
Hanover County	408	445	9.1%
Henrico County	1,242	1,291	3.9%
New Kent County	152	177	16.4%
Powhatan County	97	128	32.0%
Richmond	795	921	15.8%
RAR Region	4,319	4,765	10.3%

Pending Sales - RAR Region



YoY % Change



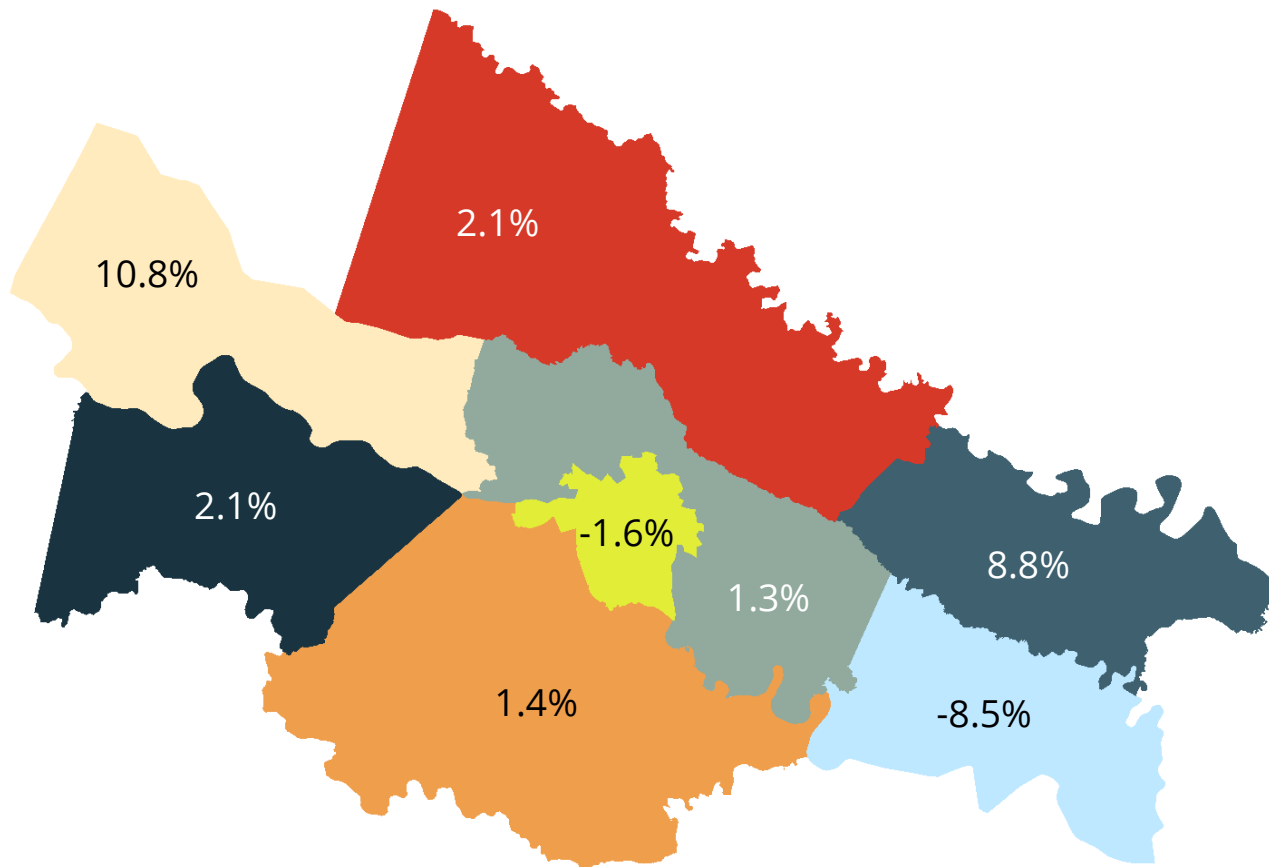
Pending Sales

<i>Jurisdiction</i>	2025 - Q2	2026 - Q2	% Chg
Charles City County	20	18	-10.0%
Chesterfield County	1,632	1,663	1.9%
Goochland County	145	136	-6.2%
Hanover County	417	501	20.1%
Henrico County	1,281	1,338	4.4%
New Kent County	163	190	16.6%
Powhatan County	117	133	13.7%
Richmond	830	949	14.3%
RAR Region	4,605	4,928	7.0%

Median Sales Price - RAR Region



YoY % Change



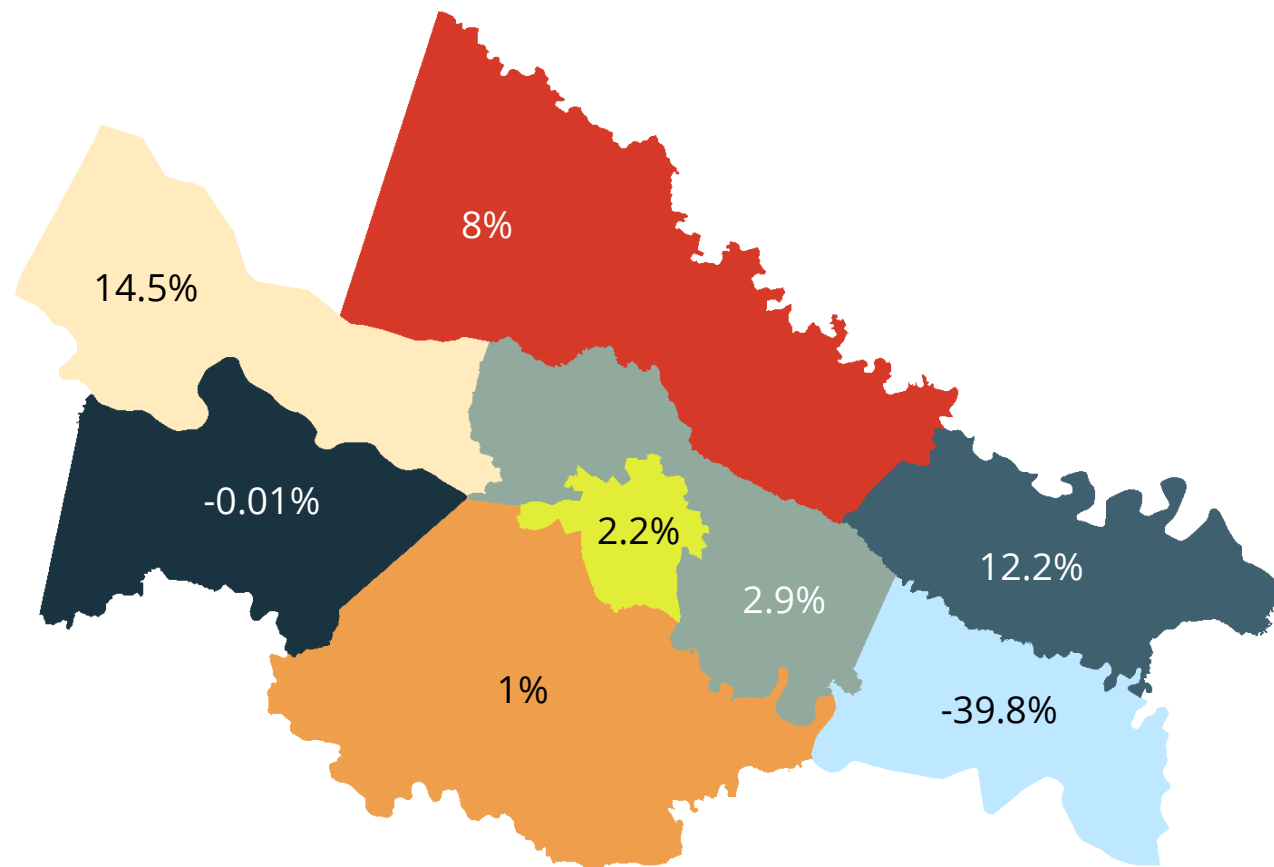
Median Sales Price

<i>Jurisdiction</i>	2025 - Q2	2026 - Q2	% Chg
Charles City County	\$349,900	\$320,000	-8.5%
Chesterfield County	\$429,950	\$436,000	1.4%
Goochland County	\$651,625	\$721,723	10.8%
Hanover County	\$470,000	\$480,000	2.1%
Henrico County	\$413,250	\$418,500	1.3%
New Kent County	\$444,700	\$484,000	8.8%
Powhatan County	\$494,500	\$505,000	2.1%
Richmond	\$425,000	\$418,000	-1.6%
RAR Region	\$432,500	\$440,000	1.7%

Average Sales Price - RAR Region



YoY % Change



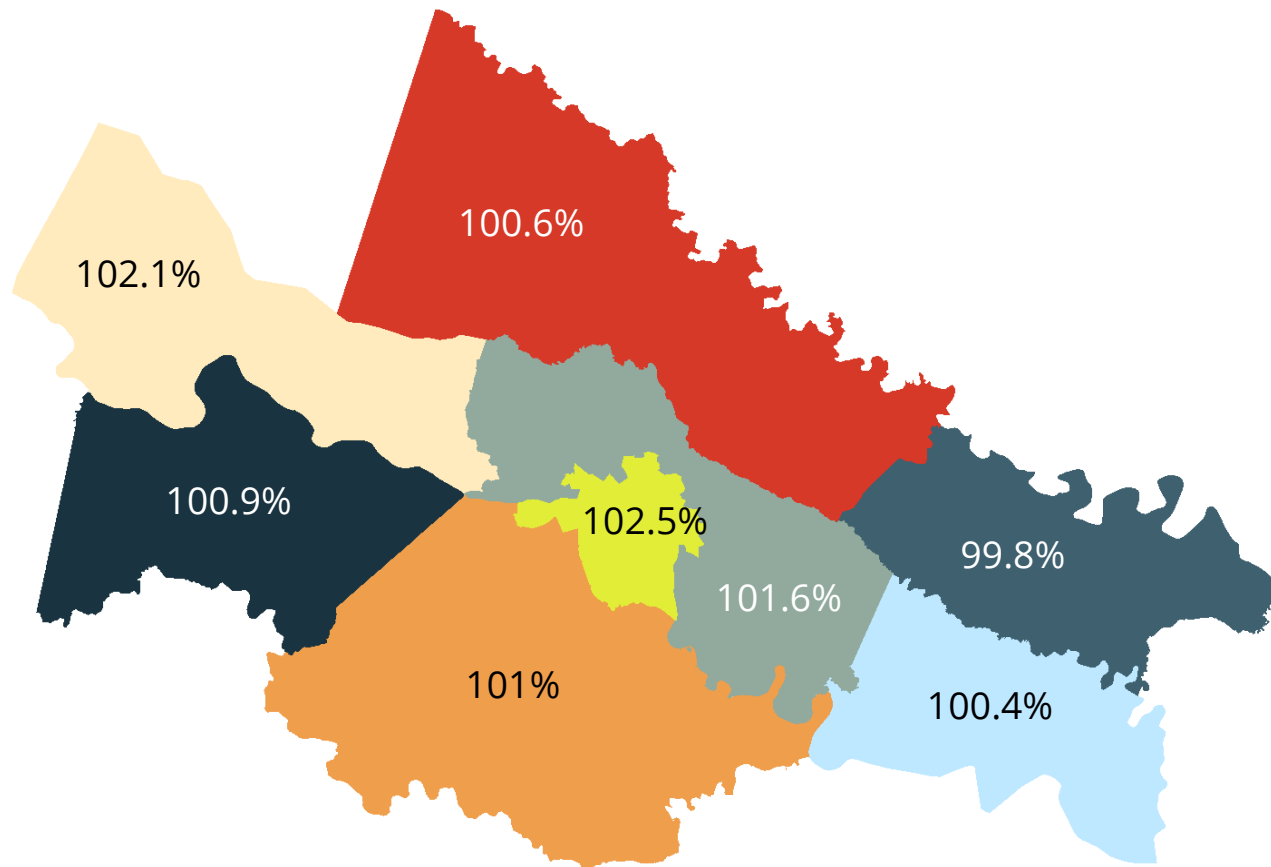
Average Sales Price

<i>Jurisdiction</i>	2025 - Q2	2026 - Q2	% Chg
Charles City County	\$503,552	\$303,372	-39.8%
Chesterfield County	\$488,191	\$493,223	1.0%
Goochland County	\$728,438	\$834,420	14.5%
Hanover County	\$510,346	\$551,071	8.0%
Henrico County	\$485,087	\$499,018	2.9%
New Kent County	\$469,619	\$527,011	12.2%
Powhatan County	\$590,052	\$590,005	-0.01%
Richmond	\$535,706	\$547,393	2.2%
RAR Region	\$506,836	\$525,029	3.6%

Average Sold/Ask Price Ratio - RAR Region



2026 - Q2 (%)



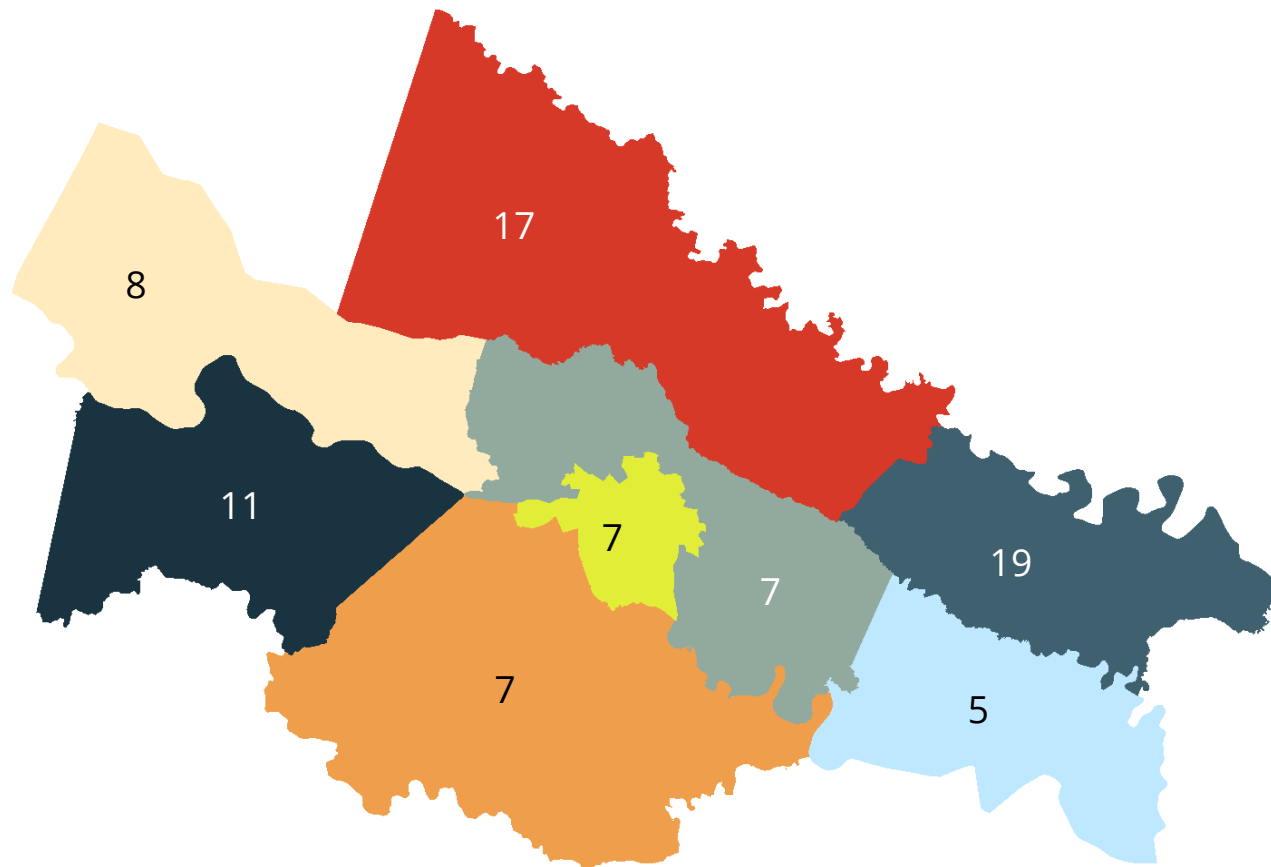
Average Sold/Ask Price Ratio

<i>Jurisdiction</i>	2025 - Q2	2026 - Q2	% Pt. Chg
Charles City County	101.2%	100.4%	-0.8%
Chesterfield County	101.1%	101.0%	-0.1%
Goochland County	101.5%	102.1%	0.6%
Hanover County	100.6%	100.6%	0.0%
Henrico County	101.9%	101.6%	-0.3%
New Kent County	100.4%	99.8%	-0.6%
Powhatan County	100.3%	100.9%	0.6%
Richmond	102.2%	102.5%	0.3%
RAR Region	101.4%	101.4%	0.0%

Median Days on Market - RAR Region



2026 - Q2 (Days)



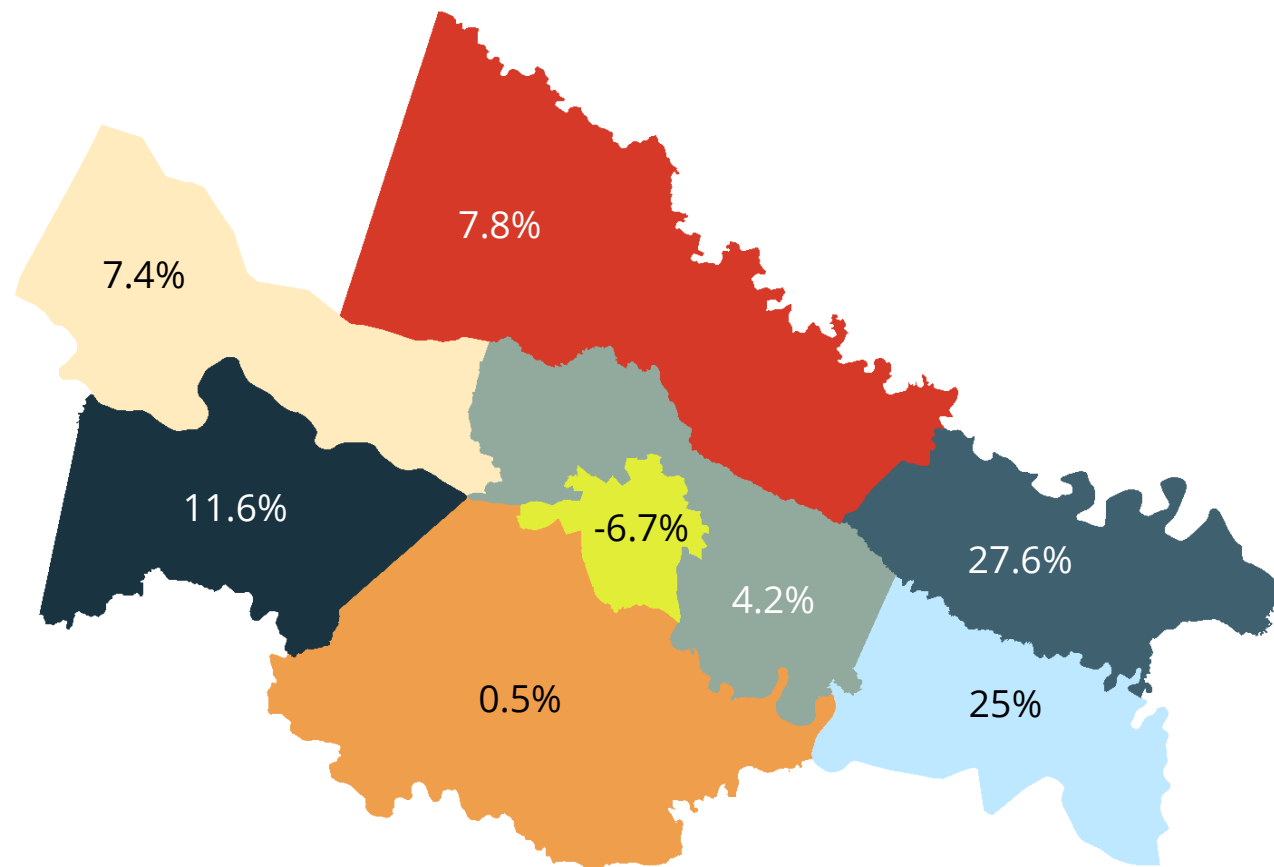
Median Days on Market

<i>Jurisdiction</i>	2025 - Q2	2026 - Q2	% Chg
Charles City County	7	5	-28.6%
Chesterfield County	7	7	0.0%
Goochland County	7	8	14.3%
Hanover County	10	17	70.0%
Henrico County	7	7	0.0%
New Kent County	16	19	19.4%
Powhatan County	8	11	37.5%
Richmond	8	7	-12.5%
RAR Region	7	7	0.0%

Active Listings - RAR Region



YoY % Change



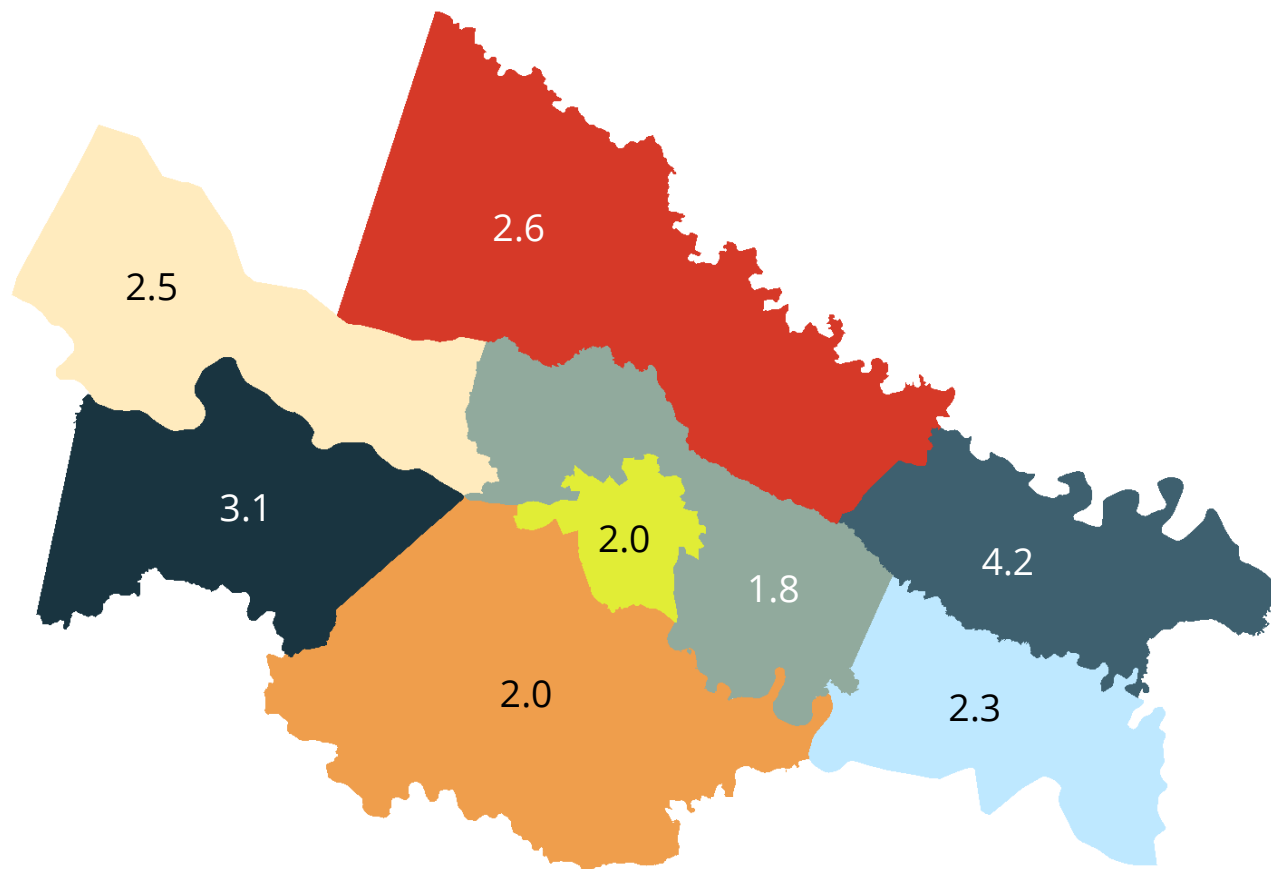
Active Listings

<i>Jurisdiction</i>	2025 - Q2	2026 - Q2	% Chg
Charles City County	8	10	25.0%
Chesterfield County	932	937	0.5%
Goochland County	95	102	7.4%
Hanover County	283	305	7.8%
Henrico County	594	619	4.2%
New Kent County	152	194	27.6%
Powhatan County	95	106	11.6%
Richmond	489	456	-6.7%
RAR Region	2,648	2,729	3.1%

Months of Supply - RAR Region



2026 - Q2 (Months)



Months of Supply

<i>Jurisdiction</i>	2025 - Q2	2026 - Q2	% Chg
Charles City County	2.0	2.3	17.5%
Chesterfield County	2.4	2.0	-15.9%
Goochland County	2.9	2.5	-11.8%
Hanover County	2.5	2.6	2.6%
Henrico County	2.0	1.8	-10.5%
New Kent County	4.1	4.2	3.7%
Powhatan County	3.8	3.1	-18.8%
Richmond	2.4	2.0	-18.9%
RAR Region	2.4	2.1	-11.7%



The Virginia REALTORS® association is the largest professional trade association in Virginia, representing 35,000 REALTORS® engaged in the residential and commercial real estate business. The Virginia REALTORS® association serves as the advocate for homeownership and private property rights and represents the interests of real estate professionals and property owners in the Commonwealth of Virginia.

NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

All inquiries regarding this report may be directed to:

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Data and analysis provided by Virginia REALTORS® Research Team

The numbers reported here are preliminary and based on current entries into multiple listing services. Over time, data may be adjusted slightly to reflect increased reporting. Information is sourced from multiple listing services across Virginia and is deemed reliable, but not guaranteed.