

# Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 22

22-Henrico

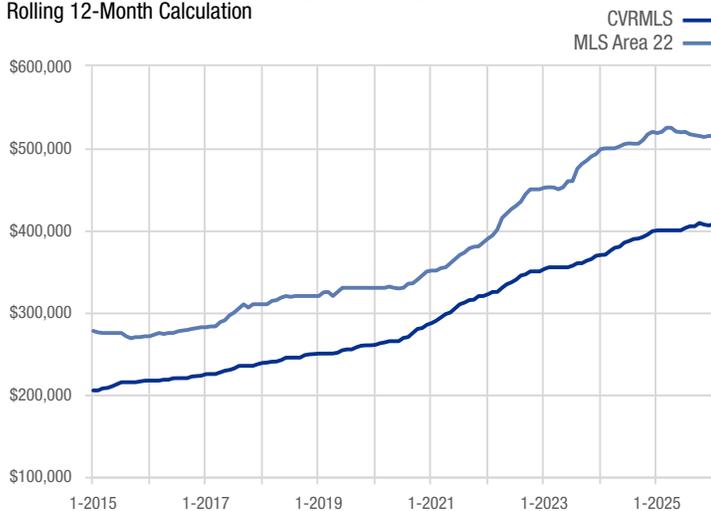
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	43	54	+ 25.6%	43	54	+ 25.6%
Pending Sales	42	52	+ 23.8%	42	52	+ 23.8%
Closed Sales	42	38	- 9.5%	42	38	- 9.5%
Days on Market Until Sale	24	32	+ 33.3%	24	32	+ 33.3%
Median Sales Price*	\$457,500	<b>\$477,450</b>	+ 4.4%	\$457,500	<b>\$477,450</b>	+ 4.4%
Average Sales Price*	\$529,450	<b>\$593,311</b>	+ 12.1%	\$529,450	<b>\$593,311</b>	+ 12.1%
Percent of Original List Price Received*	100.6%	<b>97.9%</b>	- 2.7%	100.6%	<b>97.9%</b>	- 2.7%
Inventory of Homes for Sale	41	37	- 9.8%	—	—	—
Months Supply of Inventory	0.6	0.5	- 16.7%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	44	39	- 11.4%	44	39	- 11.4%
Pending Sales	33	27	- 18.2%	33	27	- 18.2%
Closed Sales	24	31	+ 29.2%	24	31	+ 29.2%
Days on Market Until Sale	49	46	- 6.1%	49	46	- 6.1%
Median Sales Price*	\$356,000	<b>\$314,500</b>	- 11.7%	\$356,000	<b>\$314,500</b>	- 11.7%
Average Sales Price*	\$399,405	<b>\$428,075</b>	+ 7.2%	\$399,405	<b>\$428,075</b>	+ 7.2%
Percent of Original List Price Received*	94.6%	<b>96.5%</b>	+ 2.0%	94.6%	<b>96.5%</b>	+ 2.0%
Inventory of Homes for Sale	59	55	- 6.8%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

\* 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.

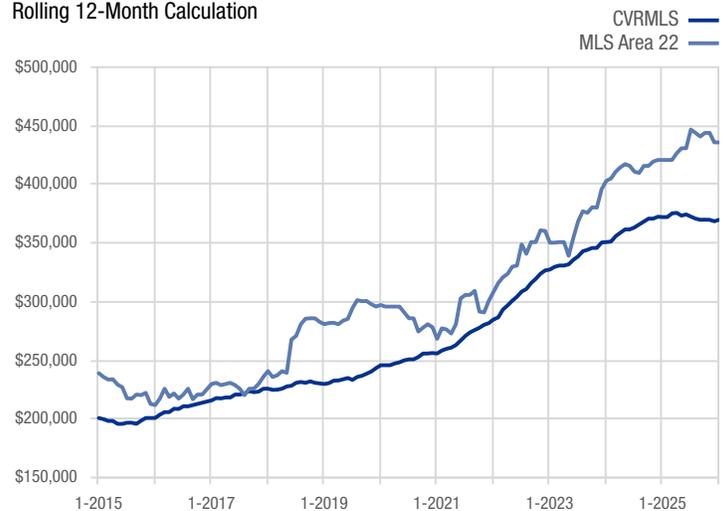
### Median Sales Price - Single-Family

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.