

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

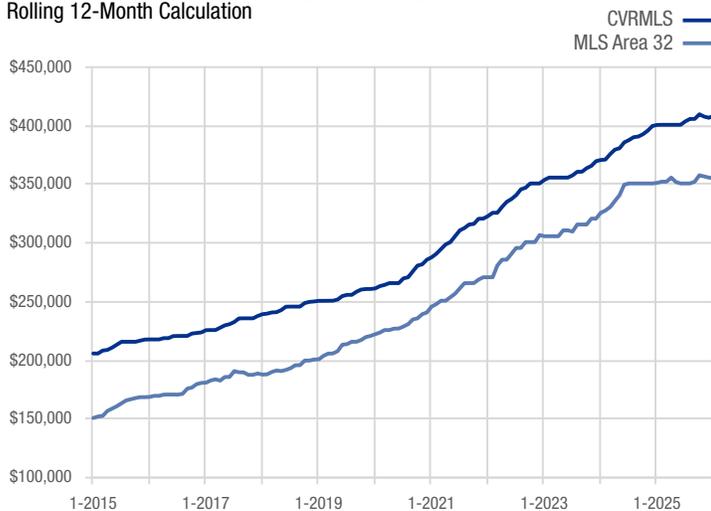
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	24	34	+ 41.7%	24	34	+ 41.7%
Pending Sales	21	40	+ 90.5%	21	40	+ 90.5%
Closed Sales	20	17	- 15.0%	20	17	- 15.0%
Days on Market Until Sale	19	25	+ 31.6%	19	25	+ 31.6%
Median Sales Price*	\$350,500	\$348,500	- 0.6%	\$350,500	\$348,500	- 0.6%
Average Sales Price*	\$353,670	\$355,629	+ 0.6%	\$353,670	\$355,629	+ 0.6%
Percent of Original List Price Received*	102.8%	99.2%	- 3.5%	102.8%	99.2%	- 3.5%
Inventory of Homes for Sale	32	31	- 3.1%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	9	12	+ 33.3%	9	12	+ 33.3%
Pending Sales	7	11	+ 57.1%	7	11	+ 57.1%
Closed Sales	8	11	+ 37.5%	8	11	+ 37.5%
Days on Market Until Sale	40	57	+ 42.5%	40	57	+ 42.5%
Median Sales Price*	\$240,635	\$275,650	+ 14.6%	\$240,635	\$275,650	+ 14.6%
Average Sales Price*	\$259,783	\$271,868	+ 4.7%	\$259,783	\$271,868	+ 4.7%
Percent of Original List Price Received*	95.2%	93.8%	- 1.5%	95.2%	93.8%	- 1.5%
Inventory of Homes for Sale	15	14	- 6.7%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

* 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.

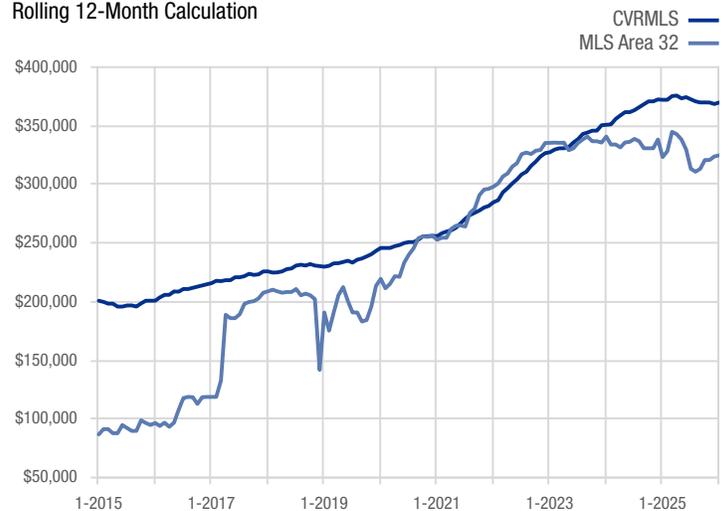
Median Sales Price - Single-Family

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.