

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

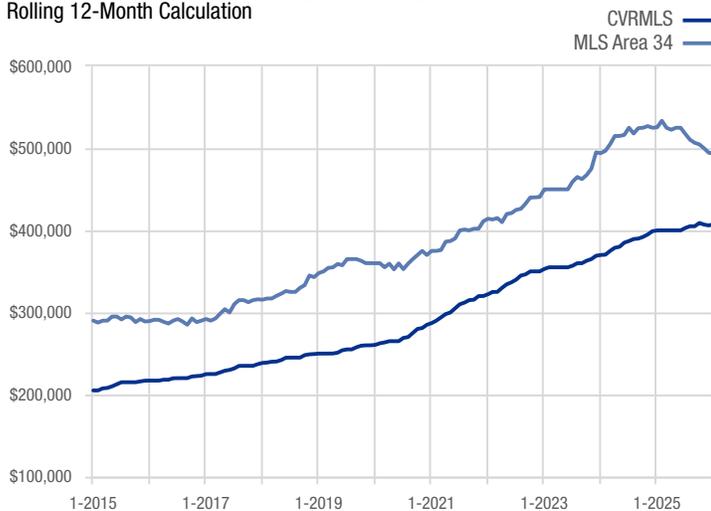
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	50	42	- 16.0%	50	42	- 16.0%
Pending Sales	38	44	+ 15.8%	38	44	+ 15.8%
Closed Sales	32	35	+ 9.4%	32	35	+ 9.4%
Days on Market Until Sale	30	33	+ 10.0%	30	33	+ 10.0%
Median Sales Price*	\$468,545	\$475,000	+ 1.4%	\$468,545	\$475,000	+ 1.4%
Average Sales Price*	\$535,809	\$524,518	- 2.1%	\$535,809	\$524,518	- 2.1%
Percent of Original List Price Received*	98.4%	96.9%	- 1.5%	98.4%	96.9%	- 1.5%
Inventory of Homes for Sale	54	39	- 27.8%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	28	50	+ 78.6%	28	50	+ 78.6%
Pending Sales	32	36	+ 12.5%	32	36	+ 12.5%
Closed Sales	22	34	+ 54.5%	22	34	+ 54.5%
Days on Market Until Sale	37	62	+ 67.6%	37	62	+ 67.6%
Median Sales Price*	\$503,098	\$395,845	- 21.3%	\$503,098	\$395,845	- 21.3%
Average Sales Price*	\$457,786	\$400,833	- 12.4%	\$457,786	\$400,833	- 12.4%
Percent of Original List Price Received*	99.7%	98.0%	- 1.7%	99.7%	98.0%	- 1.7%
Inventory of Homes for Sale	65	81	+ 24.6%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

* 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.

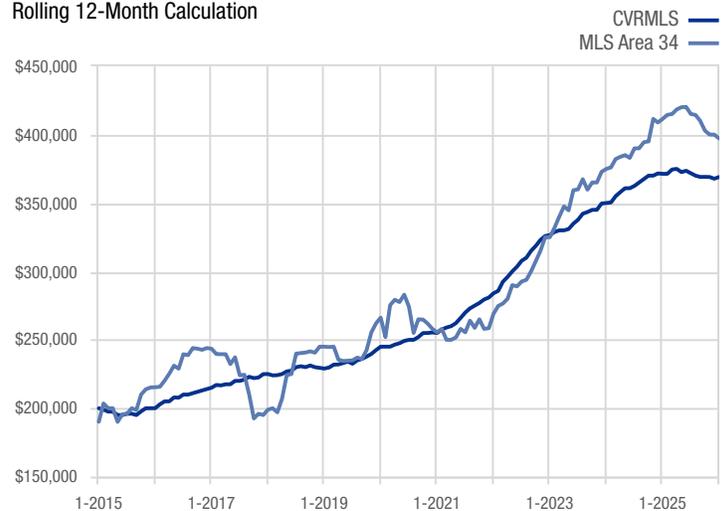
Median Sales Price - Single-Family

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.