

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

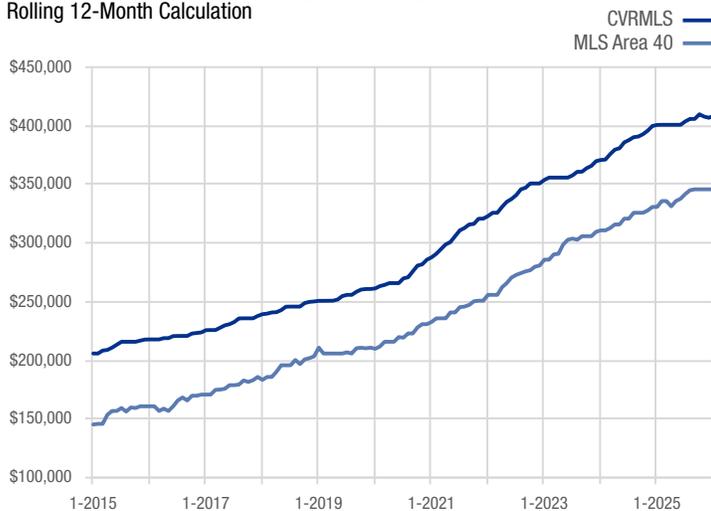
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	45	43	- 4.4%	45	43	- 4.4%
Pending Sales	34	41	+ 20.6%	34	41	+ 20.6%
Closed Sales	36	22	- 38.9%	36	22	- 38.9%
Days on Market Until Sale	64	45	- 29.7%	64	45	- 29.7%
Median Sales Price*	\$310,000	\$322,000	+ 3.9%	\$310,000	\$322,000	+ 3.9%
Average Sales Price*	\$334,896	\$344,296	+ 2.8%	\$334,896	\$344,296	+ 2.8%
Percent of Original List Price Received*	97.9%	101.2%	+ 3.4%	97.9%	101.2%	+ 3.4%
Inventory of Homes for Sale	64	43	- 32.8%	—	—	—
Months Supply of Inventory	1.7	1.1	- 35.3%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	17	12	- 29.4%	17	12	- 29.4%
Pending Sales	9	6	- 33.3%	9	6	- 33.3%
Closed Sales	5	5	0.0%	5	5	0.0%
Days on Market Until Sale	80	57	- 28.8%	80	57	- 28.8%
Median Sales Price*	\$475,000	\$323,400	- 31.9%	\$475,000	\$323,400	- 31.9%
Average Sales Price*	\$447,937	\$391,078	- 12.7%	\$447,937	\$391,078	- 12.7%
Percent of Original List Price Received*	92.0%	99.1%	+ 7.7%	92.0%	99.1%	+ 7.7%
Inventory of Homes for Sale	35	27	- 22.9%	—	—	—
Months Supply of Inventory	5.2	2.3	- 55.8%	—	—	—

* 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.

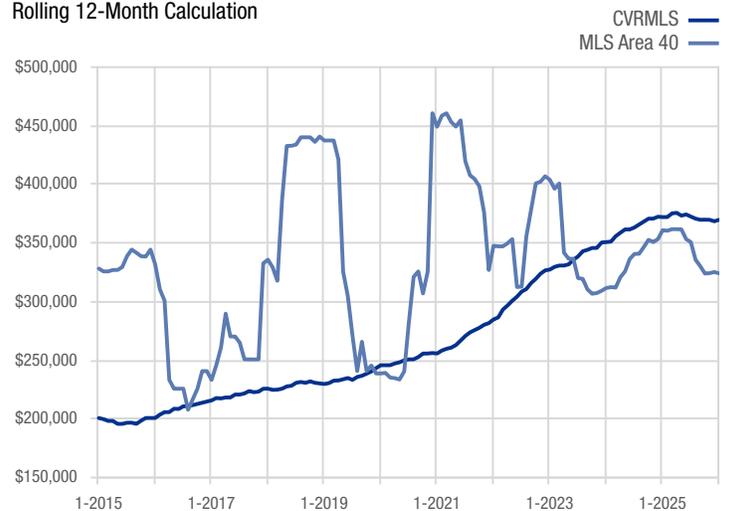
Median Sales Price - Single-Family

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.