

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

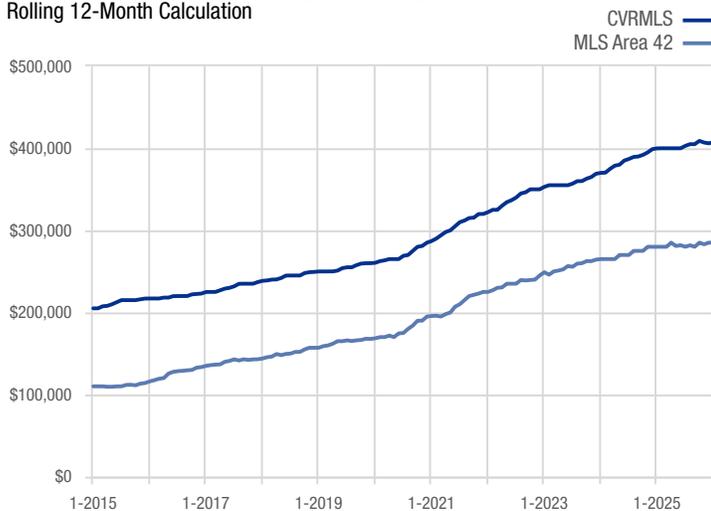
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	36	26	- 27.8%	36	26	- 27.8%
Pending Sales	22	27	+ 22.7%	22	27	+ 22.7%
Closed Sales	26	25	- 3.8%	26	25	- 3.8%
Days on Market Until Sale	26	36	+ 38.5%	26	36	+ 38.5%
Median Sales Price*	\$300,000	\$280,000	- 6.7%	\$300,000	\$280,000	- 6.7%
Average Sales Price*	\$294,772	\$285,940	- 3.0%	\$294,772	\$285,940	- 3.0%
Percent of Original List Price Received*	96.9%	96.2%	- 0.7%	96.9%	96.2%	- 0.7%
Inventory of Homes for Sale	42	42	0.0%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	7	7	0.0%	7	7	0.0%
Pending Sales	3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales	8	1	- 87.5%	8	1	- 87.5%
Days on Market Until Sale	32	39	+ 21.9%	32	39	+ 21.9%
Median Sales Price*	\$317,000	\$343,000	+ 8.2%	\$317,000	\$343,000	+ 8.2%
Average Sales Price*	\$293,964	\$343,000	+ 16.7%	\$293,964	\$343,000	+ 16.7%
Percent of Original List Price Received*	99.8%	98.1%	- 1.7%	99.8%	98.1%	- 1.7%
Inventory of Homes for Sale	14	12	- 14.3%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

* 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.

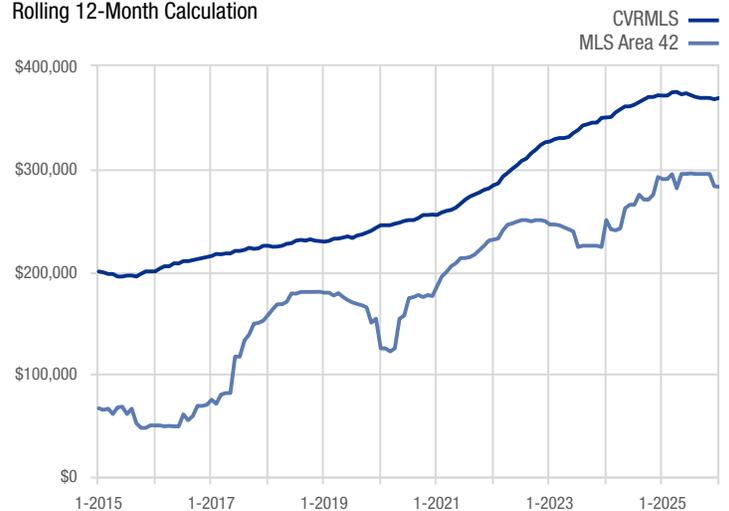
Median Sales Price - Single-Family

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.