

Local Market Update – January 2026

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

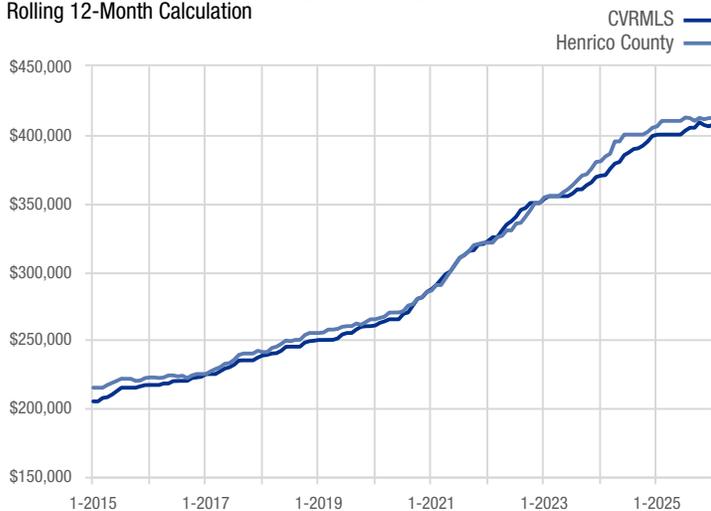
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	198	199	+ 0.5%	198	199	+ 0.5%
Pending Sales	157	204	+ 29.9%	157	204	+ 29.9%
Closed Sales	156	137	- 12.2%	156	137	- 12.2%
Days on Market Until Sale	34	34	0.0%	34	34	0.0%
Median Sales Price*	\$385,000	\$395,000	+ 2.6%	\$385,000	\$395,000	+ 2.6%
Average Sales Price*	\$424,208	\$450,165	+ 6.1%	\$424,208	\$450,165	+ 6.1%
Percent of Original List Price Received*	99.2%	98.0%	- 1.2%	99.2%	98.0%	- 1.2%
Inventory of Homes for Sale	233	192	- 17.6%	—	—	—
Months Supply of Inventory	1.1	0.8	- 27.3%	—	—	—

Condo/Town	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	105	120	+ 14.3%	105	120	+ 14.3%
Pending Sales	84	85	+ 1.2%	84	85	+ 1.2%
Closed Sales	67	82	+ 22.4%	67	82	+ 22.4%
Days on Market Until Sale	44	55	+ 25.0%	44	55	+ 25.0%
Median Sales Price*	\$367,000	\$361,250	- 1.6%	\$367,000	\$361,250	- 1.6%
Average Sales Price*	\$392,935	\$392,532	- 0.1%	\$392,935	\$392,532	- 0.1%
Percent of Original List Price Received*	96.8%	97.0%	+ 0.2%	96.8%	97.0%	+ 0.2%
Inventory of Homes for Sale	188	189	+ 0.5%	—	—	—
Months Supply of Inventory	2.0	1.8	- 10.0%	—	—	—

* 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.

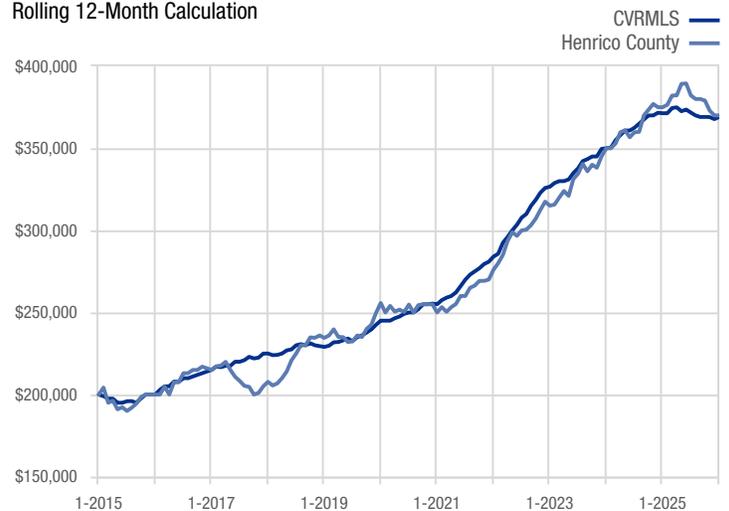
Median Sales Price - Single-Family

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.