Local Market Update – March 2026
A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

Henrico County
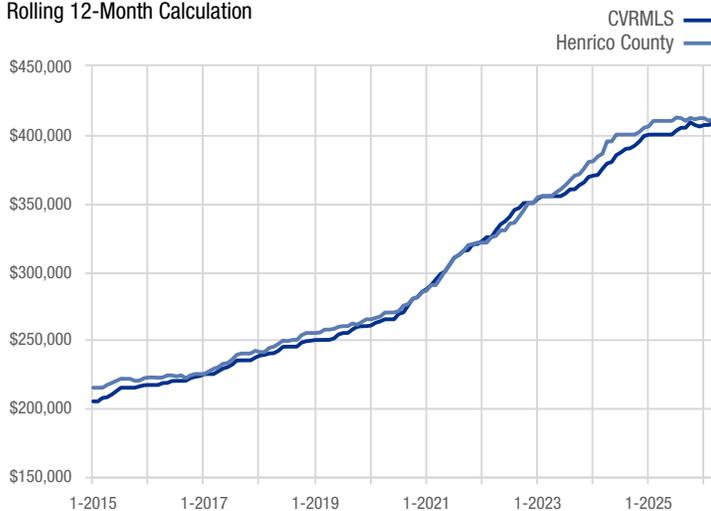
Single Family

Key Metrics	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	310	308	- 0.6%	731	748	+ 2.3%
Pending Sales	290	295	+ 1.7%	640	685	+ 7.0%
Closed Sales	181	206	+ 13.8%	498	530	+ 6.4%
Days on Market Until Sale	24	22	- 8.3%	32	30	- 6.3%
Median Sales Price*	$407,500	$417,000	+ 2.3%	$397,100	$397,000	- 0.0%
Average Sales Price*	$486,436	$488,549	+ 0.4%	$461,803	$463,249	+ 0.3%
Percent of Original List Price Received*	100.8%	101.0%	+ 0.2%	99.8%	99.6%	- 0.2%
Inventory of Homes for Sale	244	217	- 11.1%	—	—	—
Months Supply of Inventory	1.1	0.9	- 18.2%	—	—	—

Condo/Town

Key Metrics	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	153	164	+ 7.2%	375	413	+ 10.1%
Pending Sales	126	132	+ 4.8%	308	304	- 1.3%
Closed Sales	115	82	- 28.7%	251	238	- 5.2%
Days on Market Until Sale	28	38	+ 35.7%	36	47	+ 30.6%
Median Sales Price*	$419,545	$380,795	- 9.2%	$399,000	$375,000	- 6.0%
Average Sales Price*	$439,919	$413,214	- 6.1%	$418,497	$405,769	- 3.0%
Percent of Original List Price Received*	100.2%	97.0%	- 3.2%	98.8%	97.4%	- 1.4%
Inventory of Homes for Sale	197	212	+ 7.6%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

* 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.
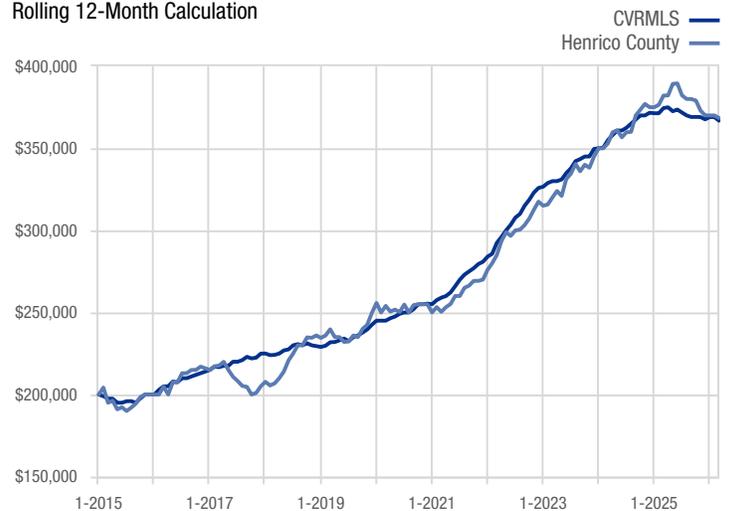
Median Sales Price - Single-Family
Rolling 12-Month Calculation

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.