

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

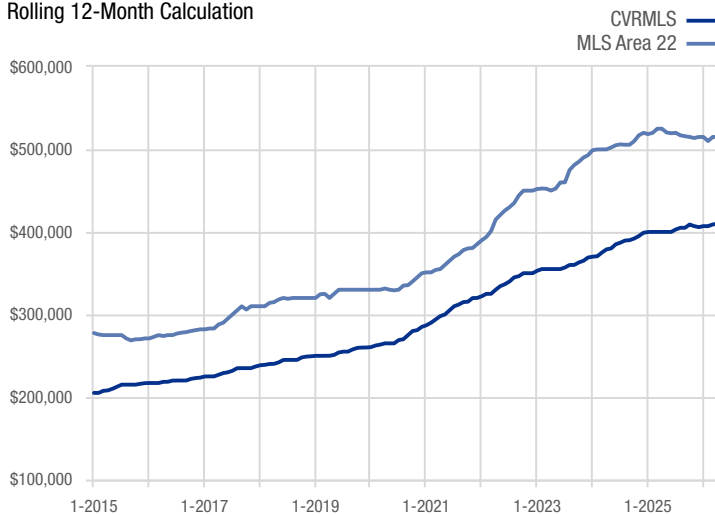
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	129	145	+ 12.4%	326	383	+ 17.5%
Pending Sales	99	122	+ 23.2%	277	320	+ 15.5%
Closed Sales	78	97	+ 24.4%	220	236	+ 7.3%
Days on Market Until Sale	11	10	- 9.1%	18	16	- 11.1%
Median Sales Price*	\$532,100	\$525,000	- 1.3%	\$510,500	\$520,000	+ 1.9%
Average Sales Price*	\$700,377	\$634,182	- 9.5%	\$627,737	\$630,256	+ 0.4%
Percent of Original List Price Received*	104.9%	104.2%	- 0.7%	103.2%	102.6%	- 0.6%
Inventory of Homes for Sale	78	81	+ 3.8%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	53	51	- 3.8%	195	184	- 5.6%
Pending Sales	34	50	+ 47.1%	152	141	- 7.2%
Closed Sales	52	38	- 26.9%	150	124	- 17.3%
Days on Market Until Sale	31	22	- 29.0%	38	34	- 10.5%
Median Sales Price*	\$448,843	\$387,500	- 13.7%	\$431,343	\$409,795	- 5.0%
Average Sales Price*	\$442,272	\$475,458	+ 7.5%	\$450,960	\$471,715	+ 4.6%
Percent of Original List Price Received*	98.5%	99.6%	+ 1.1%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	71	64	- 9.9%	—	—	—
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.

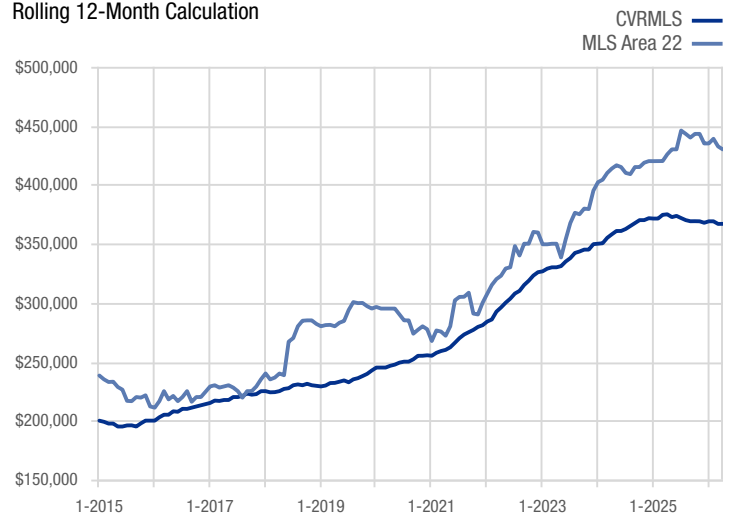
Median Sales Price - Single-Family

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.