

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 32

32-Henrico

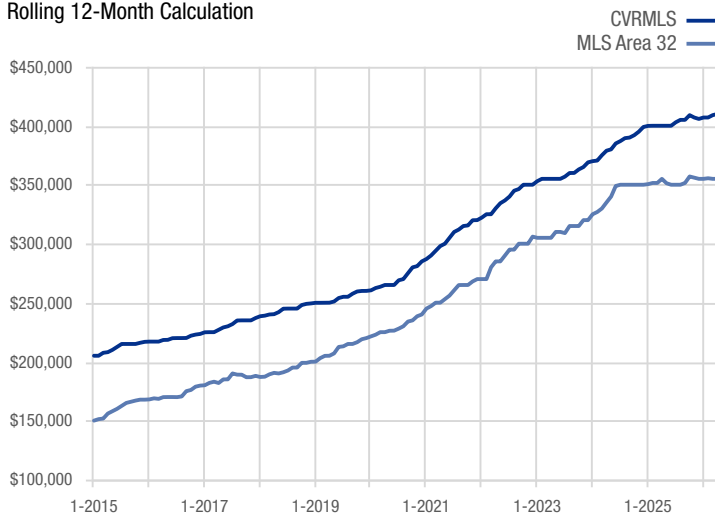
| Single Family                            | April     |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2025      | 2026             | % Change | Thru 4-2025  | Thru 4-2026      | % Change |
| New Listings                             | 54        | 36               | - 33.3%  | 161          | 136              | - 15.5%  |
| Pending Sales                            | 38        | 30               | - 21.1%  | 137          | 144              | + 5.1%   |
| Closed Sales                             | 49        | 35               | - 28.6%  | 119          | 129              | + 8.4%   |
| Days on Market Until Sale                | 17        | 21               | + 23.5%  | 28           | 24               | - 14.3%  |
| Median Sales Price*                      | \$365,000 | <b>\$360,000</b> | - 1.4%   | \$359,000    | <b>\$357,250</b> | - 0.5%   |
| Average Sales Price*                     | \$363,245 | <b>\$379,834</b> | + 4.6%   | \$363,469    | <b>\$370,748</b> | + 2.0%   |
| Percent of Original List Price Received* | 103.0%    | <b>100.7%</b>    | - 2.2%   | 101.1%       | <b>100.0%</b>    | - 1.1%   |
| Inventory of Homes for Sale              | 42        | 24               | - 42.9%  | —            | —                | —        |
| Months Supply of Inventory               | 1.3       | 0.7              | - 46.2%  | —            | —                | —        |

| Condo/Town                               | April     |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2025      | 2026             | % Change | Thru 4-2025  | Thru 4-2026      | % Change |
| New Listings                             | 14        | 19               | + 35.7%  | 46           | 59               | + 28.3%  |
| Pending Sales                            | 11        | 6                | - 45.5%  | 39           | 40               | + 2.6%   |
| Closed Sales                             | 11        | 4                | - 63.6%  | 31           | 33               | + 6.5%   |
| Days on Market Until Sale                | 24        | 21               | - 12.5%  | 36           | 44               | + 22.2%  |
| Median Sales Price*                      | \$225,000 | <b>\$356,000</b> | + 58.2%  | \$260,000    | <b>\$329,478</b> | + 26.7%  |
| Average Sales Price*                     | \$275,655 | <b>\$349,250</b> | + 26.7%  | \$284,595    | <b>\$307,843</b> | + 8.2%   |
| Percent of Original List Price Received* | 99.3%     | <b>99.7%</b>     | + 0.4%   | 97.0%        | <b>95.8%</b>     | - 1.2%   |
| Inventory of Homes for Sale              | 19        | 24               | + 26.3%  | —            | —                | —        |
| Months Supply of Inventory               | 2.8       | 2.8              | 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.

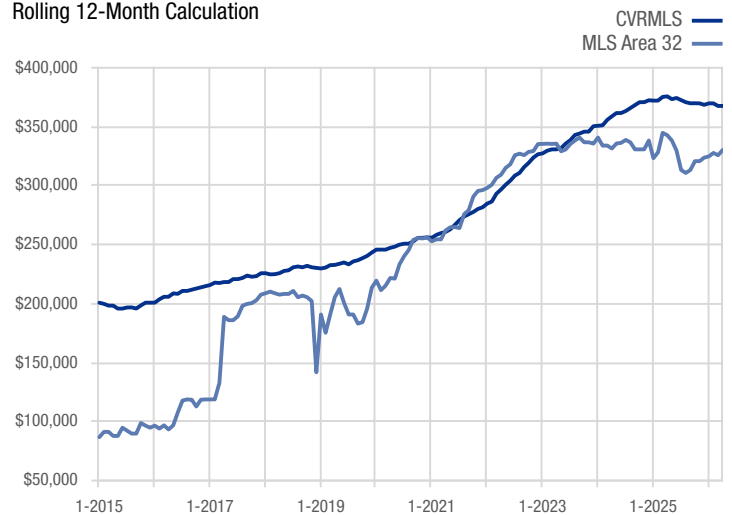
### Median Sales Price - Single-Family

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.