

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 34

34-Henrico

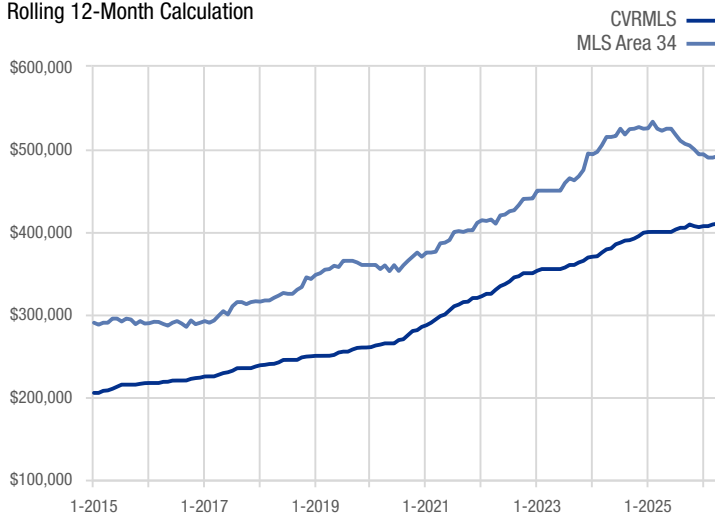
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	98	72	- 26.5%	275	251	- 8.7%
Pending Sales	74	62	- 16.2%	235	221	- 6.0%
Closed Sales	62	68	+ 9.7%	188	193	+ 2.7%
Days on Market Until Sale	20	13	- 35.0%	26	22	- 15.4%
Median Sales Price*	\$490,000	<b>\$517,470</b>	+ 5.6%	\$500,000	<b>\$486,000</b>	- 2.8%
Average Sales Price*	\$537,874	<b>\$594,484</b>	+ 10.5%	\$550,378	<b>\$556,799</b>	+ 1.2%
Percent of Original List Price Received*	101.8%	<b>102.8%</b>	+ 1.0%	100.1%	<b>100.0%</b>	- 0.1%
Inventory of Homes for Sale	74	53	- 28.4%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	72	68	- 5.6%	201	245	+ 21.9%
Pending Sales	40	72	+ 80.0%	149	205	+ 37.6%
Closed Sales	32	53	+ 65.6%	128	151	+ 18.0%
Days on Market Until Sale	30	52	+ 73.3%	27	53	+ 96.3%
Median Sales Price*	\$471,378	<b>\$396,495</b>	- 15.9%	\$441,468	<b>\$385,995</b>	- 12.6%
Average Sales Price*	\$435,125	<b>\$410,920</b>	- 5.6%	\$427,817	<b>\$402,515</b>	- 5.9%
Percent of Original List Price Received*	100.1%	<b>98.5%</b>	- 1.6%	100.2%	<b>98.1%</b>	- 2.1%
Inventory of Homes for Sale	100	74	- 26.0%	—	—	—
Months Supply of Inventory	2.6	1.6	- 38.5%	—	—	—

\* 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.

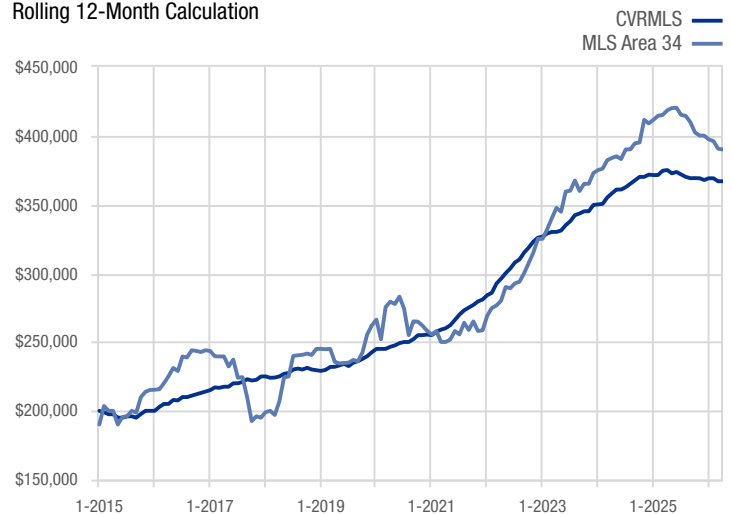
### Median Sales Price - Single-Family

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.