

# Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 40

40-Henrico

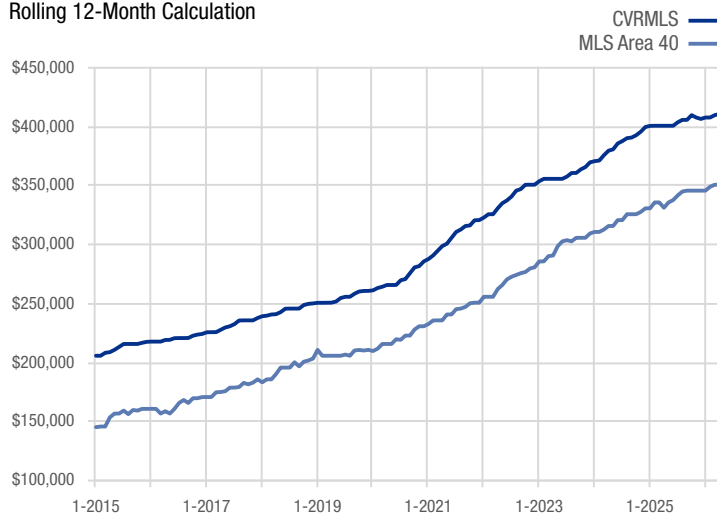
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	52	54	+ 3.8%	199	197	- 1.0%
Pending Sales	49	50	+ 2.0%	165	168	+ 1.8%
Closed Sales	45	43	- 4.4%	139	138	- 0.7%
Days on Market Until Sale	34	23	- 32.4%	45	39	- 13.3%
Median Sales Price*	\$330,000	\$335,000	+ 1.5%	\$330,000	\$359,497	+ 8.9%
Average Sales Price*	\$338,518	\$324,271	- 4.2%	\$338,121	\$358,462	+ 6.0%
Percent of Original List Price Received*	100.2%	100.0%	- 0.2%	98.7%	99.6%	+ 0.9%
Inventory of Homes for Sale	66	51	- 22.7%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	49	23	- 53.1%	98	69	- 29.6%
Pending Sales	14	9	- 35.7%	50	31	- 38.0%
Closed Sales	5	9	+ 80.0%	20	24	+ 20.0%
Days on Market Until Sale	54	47	- 13.0%	67	48	- 28.4%
Median Sales Price*	\$305,000	\$350,000	+ 14.8%	\$374,430	\$328,643	- 12.2%
Average Sales Price*	\$309,881	\$405,933	+ 31.0%	\$447,852	\$395,580	- 11.7%
Percent of Original List Price Received*	97.2%	98.8%	+ 1.6%	96.4%	98.0%	+ 1.7%
Inventory of Homes for Sale	39	35	- 10.3%	—	—	—
Months Supply of Inventory	4.8	3.4	- 29.2%	—	—	—

\* 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.

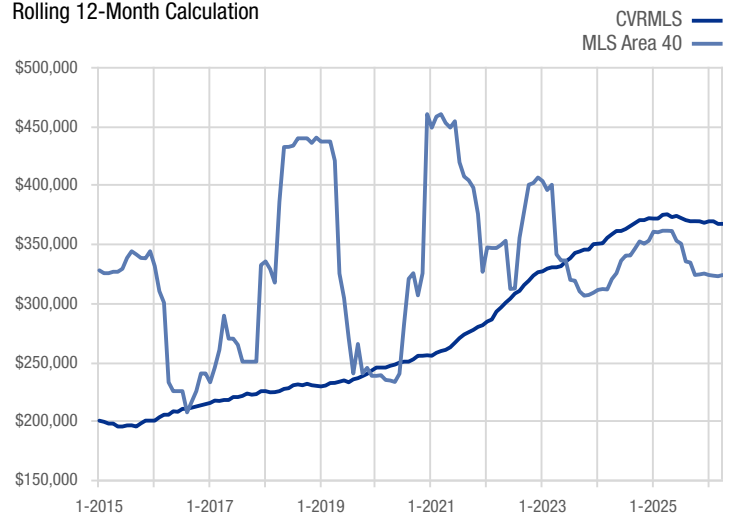
### Median Sales Price - Single-Family

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.