

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

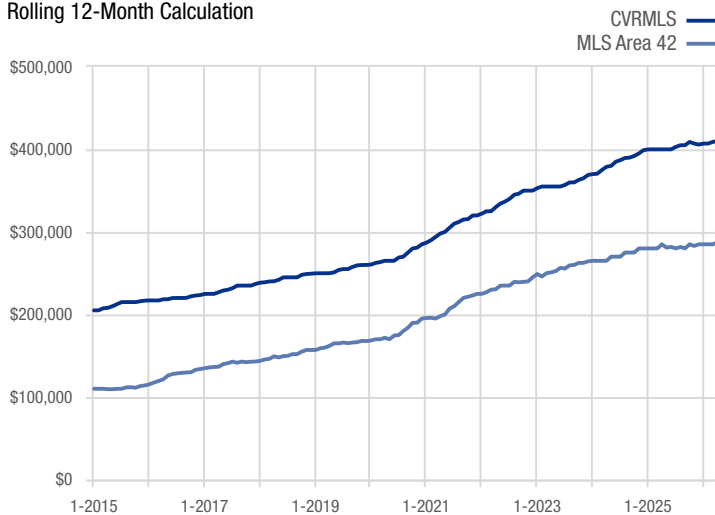
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	50	43	- 14.0%	154	143	- 7.1%
Pending Sales	39	37	- 5.1%	123	124	+ 0.8%
Closed Sales	34	30	- 11.8%	98	109	+ 11.2%
Days on Market Until Sale	26	19	- 26.9%	25	31	+ 24.0%
Median Sales Price*	\$287,500	\$300,000	+ 4.3%	\$276,000	\$293,000	+ 6.2%
Average Sales Price*	\$291,545	\$319,262	+ 9.5%	\$291,384	\$297,015	+ 1.9%
Percent of Original List Price Received*	98.6%	104.9%	+ 6.4%	97.9%	99.8%	+ 1.9%
Inventory of Homes for Sale	42	46	+ 9.5%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	16	12	- 25.0%	39	34	- 12.8%
Pending Sales	13	9	- 30.8%	30	26	- 13.3%
Closed Sales	6	7	+ 16.7%	28	17	- 39.3%
Days on Market Until Sale	22	32	+ 45.5%	26	34	+ 30.8%
Median Sales Price*	\$252,750	\$181,500	- 28.2%	\$272,500	\$226,000	- 17.1%
Average Sales Price*	\$242,750	\$199,929	- 17.6%	\$271,708	\$226,233	- 16.7%
Percent of Original List Price Received*	100.7%	98.9%	- 1.8%	100.0%	98.0%	- 2.0%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

* 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.

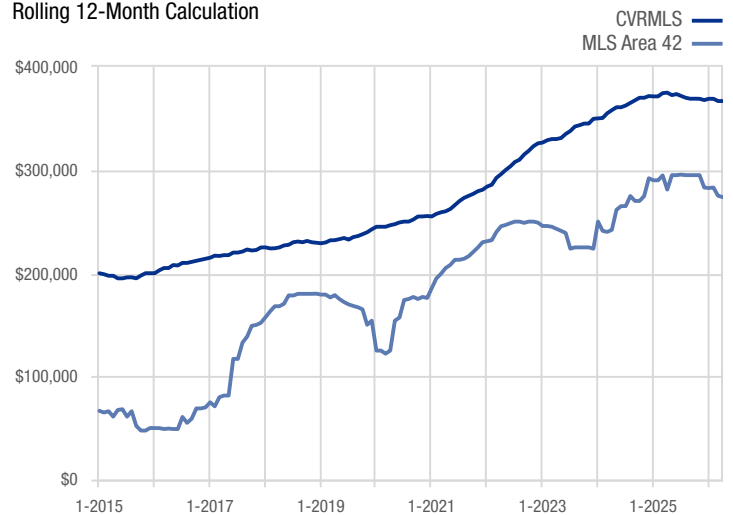
Median Sales Price - Single-Family

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.