Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 22

22-Henrico

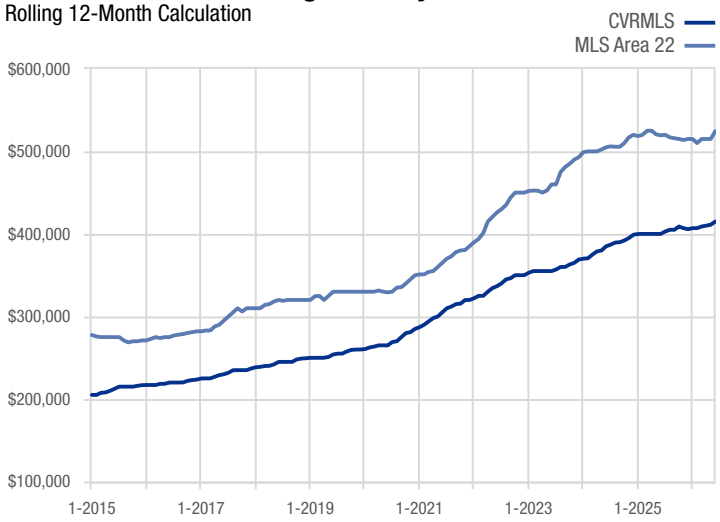
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	108	**114**	+ 5.6%	553	**633**	+ 14.5%
Pending Sales	96	**118**	+ 22.9%	484	**559**	+ 15.5%
Closed Sales	110	**128**	+ 16.4%	437	**475**	+ 8.7%
Days on Market Until Sale	10	**8**	- 20.0%	15	**13**	- 13.3%
Median Sales Price*	$519,500	**$610,250**	+ 17.5%	$520,000	**$535,000**	+ 2.9%
Average Sales Price*	$737,708	**$756,696**	+ 2.6%	$649,233	**$682,113**	+ 5.1%
Percent of Original List Price Received*	103.9%	**103.9%**	0.0%	103.5%	**103.4%**	- 0.1%
Inventory of Homes for Sale	77	**74**	- 3.9%	—	—	—
Months Supply of Inventory	1.0	**0.9**	- 10.0%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	40	**43**	+ 7.5%	275	**271**	- 1.5%
Pending Sales	36	**39**	+ 8.3%	227	**224**	- 1.3%
Closed Sales	47	**48**	+ 2.1%	232	**219**	- 5.6%
Days on Market Until Sale	27	**39**	+ 44.4%	35	**35**	0.0%
Median Sales Price*	$430,000	**$530,000**	+ 23.3%	$450,000	**$425,000**	- 5.6%
Average Sales Price*	$465,436	**$507,480**	+ 9.0%	$461,737	**$478,272**	+ 3.6%
Percent of Original List Price Received*	100.7%	**99.7%**	- 1.0%	99.0%	**98.7%**	- 0.3%
Inventory of Homes for Sale	61	**53**	- 13.1%	—	—	—
Months Supply of Inventory	1.7	**1.5**	- 11.8%	—	—	—

* 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.

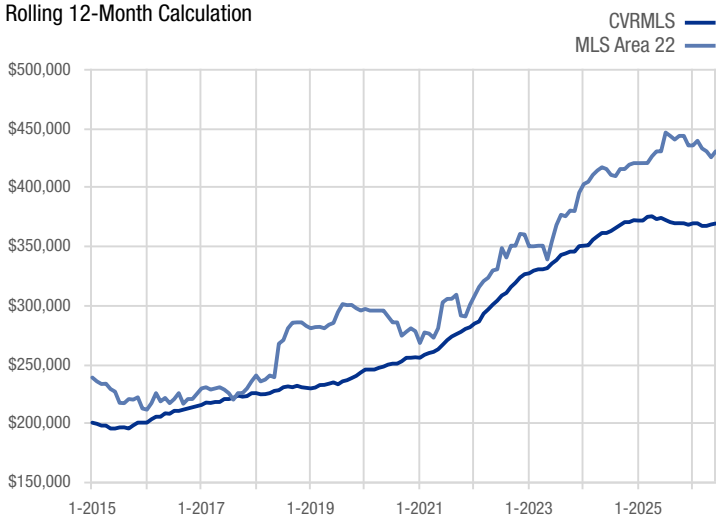
Median Sales Price - Single-Family

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.

Current as of July 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.