Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 32

32-Henrico

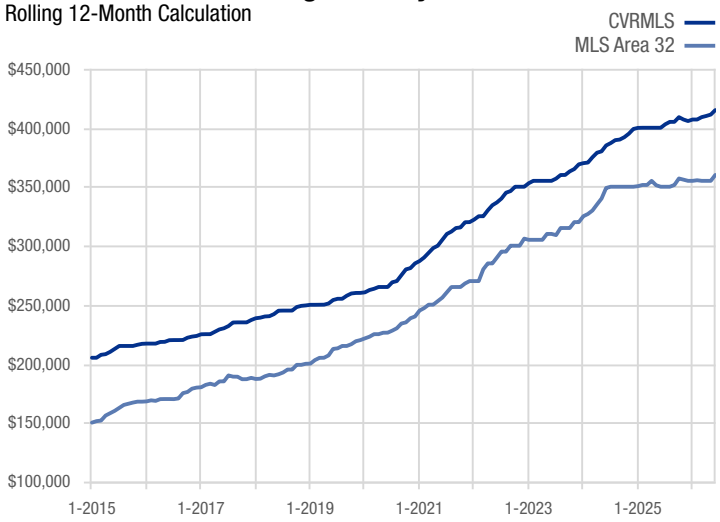
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	51	**39**	- 23.5%	256	**233**	- 9.0%
Pending Sales	42	**40**	- 4.8%	224	**224**	0.0%
Closed Sales	40	**38**	- 5.0%	205	**204**	- 0.5%
Days on Market Until Sale	15	**11**	- 26.7%	22	**20**	- 9.1%
Median Sales Price*	$362,475	**$385,000**	+ 6.2%	$357,000	**$365,000**	+ 2.2%
Average Sales Price*	$375,840	**$396,087**	+ 5.4%	$364,741	**$375,179**	+ 2.9%
Percent of Original List Price Received*	101.9%	**101.7%**	- 0.2%	101.6%	**100.5%**	- 1.1%
Inventory of Homes for Sale	41	**35**	- 14.6%	—	**—**	—
Months Supply of Inventory	1.2	**1.0**	- 16.7%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	10	**16**	+ 60.0%	69	**112**	+ 62.3%
Pending Sales	7	**14**	+ 100.0%	56	**79**	+ 41.1%
Closed Sales	14	**23**	+ 64.3%	58	**64**	+ 10.3%
Days on Market Until Sale	37	**19**	- 48.6%	32	**32**	0.0%
Median Sales Price*	$332,500	**$348,785**	+ 4.9%	$329,000	**$331,765**	+ 0.8%
Average Sales Price*	$287,249	**$315,836**	+ 10.0%	$293,017	**$307,656**	+ 5.0%
Percent of Original List Price Received*	98.0%	**97.6%**	- 0.4%	97.6%	**96.9%**	- 0.7%
Inventory of Homes for Sale	18	**25**	+ 38.9%	—	**—**	—
Months Supply of Inventory	2.4	**2.4**	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.

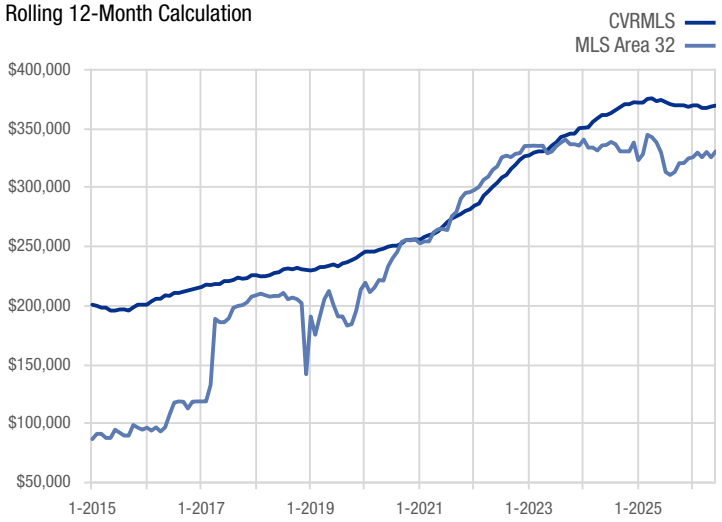
Median Sales Price - Single-Family

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.

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