Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 34

34-Henrico

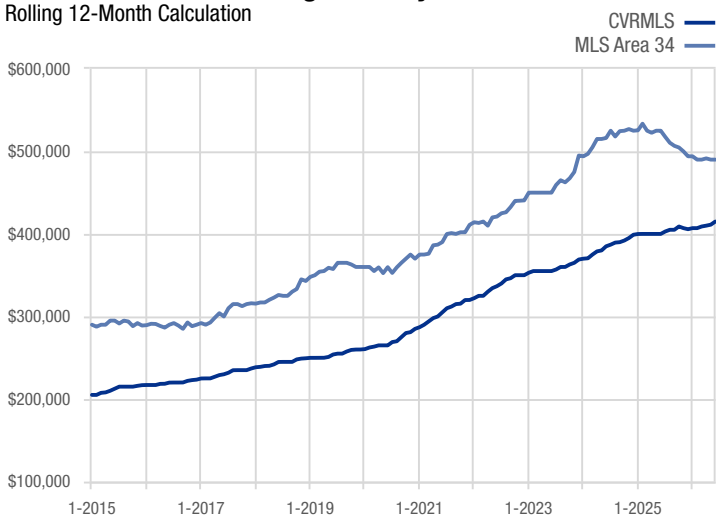
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	96	**74**	- 22.9%	444	**417**	- 6.1%
Pending Sales	80	**67**	- 16.3%	384	**341**	- 11.2%
Closed Sales	69	**64**	- 7.2%	333	**319**	- 4.2%
Days on Market Until Sale	11	**15**	+ 36.4%	21	**19**	- 9.5%
Median Sales Price*	$644,950	**$544,975**	- 15.5%	$520,000	**$505,000**	- 2.9%
Average Sales Price*	$646,332	**$593,301**	- 8.2%	$592,024	**$577,999**	- 2.4%
Percent of Original List Price Received*	101.6%	**100.9%**	- 0.7%	100.9%	**100.5%**	- 0.4%
Inventory of Homes for Sale	80	**87**	+ 8.8%	—	**—**	—
Months Supply of Inventory	1.4	**1.5**	+ 7.1%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	53	**76**	+ 43.4%	326	**392**	+ 20.2%
Pending Sales	53	**58**	+ 9.4%	252	**312**	+ 23.8%
Closed Sales	61	**53**	- 13.1%	233	**275**	+ 18.0%
Days on Market Until Sale	22	**57**	+ 159.1%	24	**47**	+ 95.8%
Median Sales Price*	$424,235	**$398,815**	- 6.0%	$429,440	**$396,690**	- 7.6%
Average Sales Price*	$413,844	**$378,533**	- 8.5%	$422,532	**$400,901**	- 5.1%
Percent of Original List Price Received*	100.8%	**98.1%**	- 2.7%	100.2%	**98.3%**	- 1.9%
Inventory of Homes for Sale	100	**99**	- 1.0%	—	**—**	—
Months Supply of Inventory	2.5	**2.1**	- 16.0%	—	**—**	—

* 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.

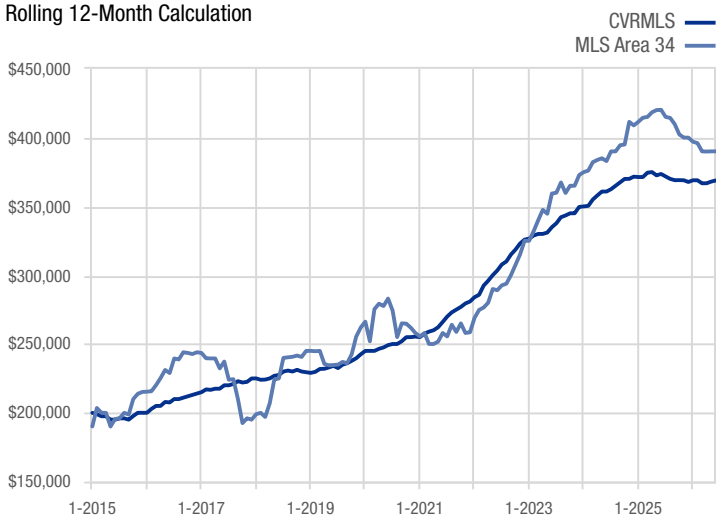
Median Sales Price - Single-Family

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.