

Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

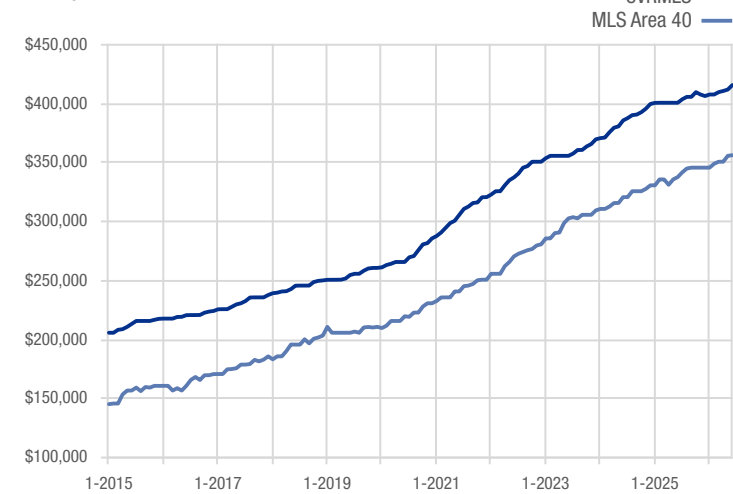
40-Henrico

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	55	62	+ 12.7%	308	297	- 3.6%
Pending Sales	43	35	- 18.6%	250	234	- 6.4%
Closed Sales	48	38	- 20.8%	237	228	- 3.8%
Days on Market Until Sale	21	16	- 23.8%	39	33	- 15.4%
Median Sales Price*	\$345,000	\$362,250	+ 5.0%	\$339,000	\$360,000	+ 6.2%
Average Sales Price*	\$367,281	\$355,997	- 3.1%	\$343,723	\$358,465	+ 4.3%
Percent of Original List Price Received*	99.1%	100.0%	+ 0.9%	99.2%	99.9%	+ 0.7%
Inventory of Homes for Sale	77	70	- 9.1%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

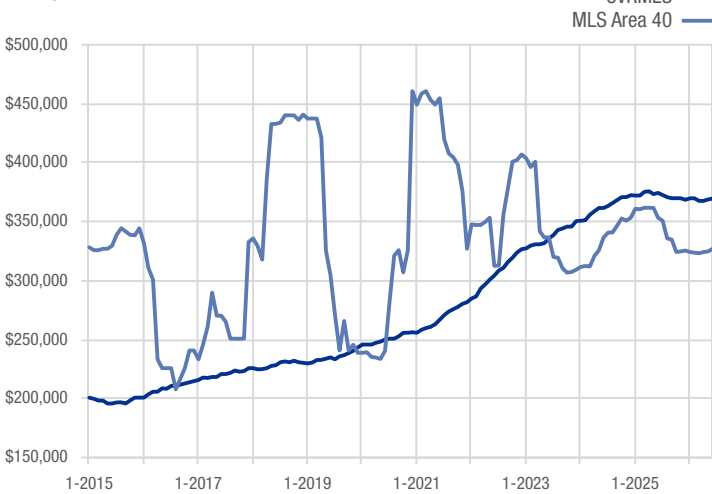
Condo/Town	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	18	13	- 27.8%	154	95	- 38.3%
Pending Sales	10	7	- 30.0%	81	49	- 39.5%
Closed Sales	16	14	- 12.5%	48	50	+ 4.2%
Days on Market Until Sale	27	25	- 7.4%	47	37	- 21.3%
Median Sales Price*	\$318,940	\$330,000	+ 3.5%	\$342,430	\$333,886	- 2.5%
Average Sales Price*	\$426,395	\$356,054	- 16.5%	\$445,860	\$401,544	- 9.9%
Percent of Original List Price Received*	100.2%	99.6%	- 0.6%	97.8%	98.4%	+ 0.6%
Inventory of Homes for Sale	53	29	- 45.3%	—	—	—
Months Supply of Inventory	5.5	3.1	- 43.6%	—	—	—

* 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



Median Sales Price - Condo/Town



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.