Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 42

42-Henrico

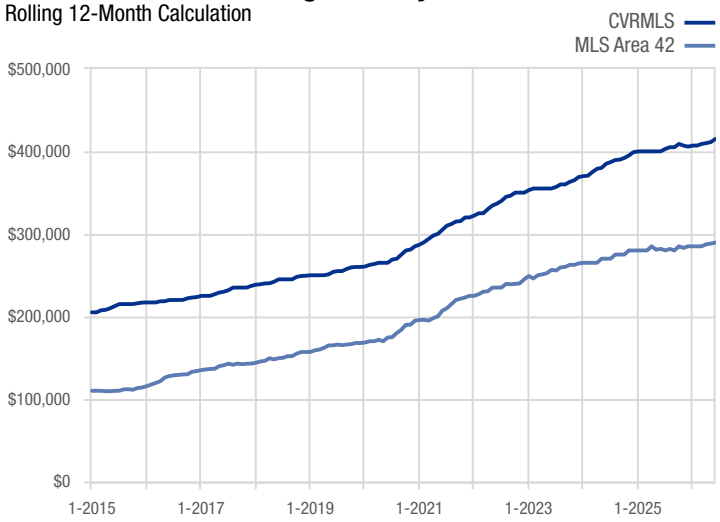
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	53	**57**	+ 7.5%	251	**250**	- 0.4%
Pending Sales	32	**35**	+ 9.4%	186	**192**	+ 3.2%
Closed Sales	43	**38**	- 11.6%	179	**178**	- 0.6%
Days on Market Until Sale	12	**16**	+ 33.3%	21	**26**	+ 23.8%
Median Sales Price*	$280,000	**$290,000**	+ 3.6%	$276,000	**$289,000**	+ 4.7%
Average Sales Price*	$299,729	**$295,884**	- 1.3%	$289,807	**$292,596**	+ 1.0%
Percent of Original List Price Received*	101.1%	**99.4%**	- 1.7%	99.0%	**99.6%**	+ 0.6%
Inventory of Homes for Sale	65	**61**	- 6.2%	—	**—**	—
Months Supply of Inventory	2.2	**1.9**	- 13.6%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	12	**16**	+ 33.3%	65	**61**	- 6.2%
Pending Sales	11	**13**	+ 18.2%	51	**48**	- 5.9%
Closed Sales	9	**9**	0.0%	48	**33**	- 31.3%
Days on Market Until Sale	28	**19**	- 32.1%	26	**28**	+ 7.7%
Median Sales Price*	$303,000	**$303,000**	0.0%	$301,000	**$252,500**	- 16.1%
Average Sales Price*	$304,604	**$279,016**	- 8.4%	$292,713	**$252,083**	- 13.9%
Percent of Original List Price Received*	101.2%	**100.1%**	- 1.1%	100.0%	**98.5%**	- 1.5%
Inventory of Homes for Sale	17	**13**	- 23.5%	—	**—**	—
Months Supply of Inventory	2.1	**1.9**	- 9.5%	—	**—**	—

* 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.

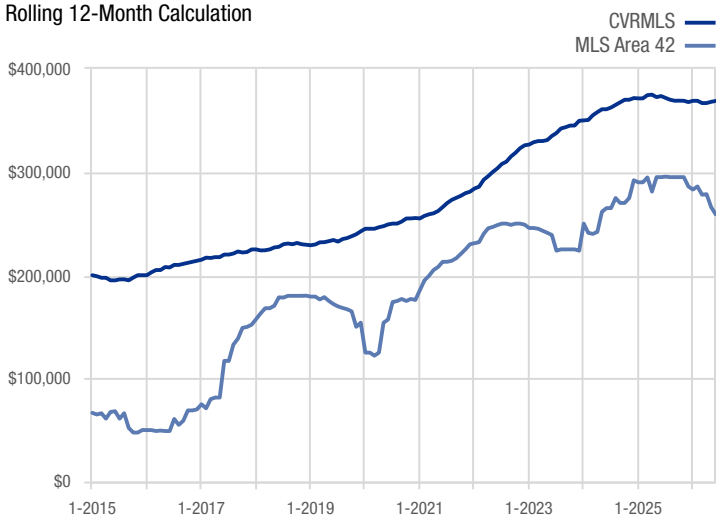
Median Sales Price - Single-Family

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.