Local Market Update – June 2026

A Research Tool Provided by Central Virginia Regional MLS.

Henrico County

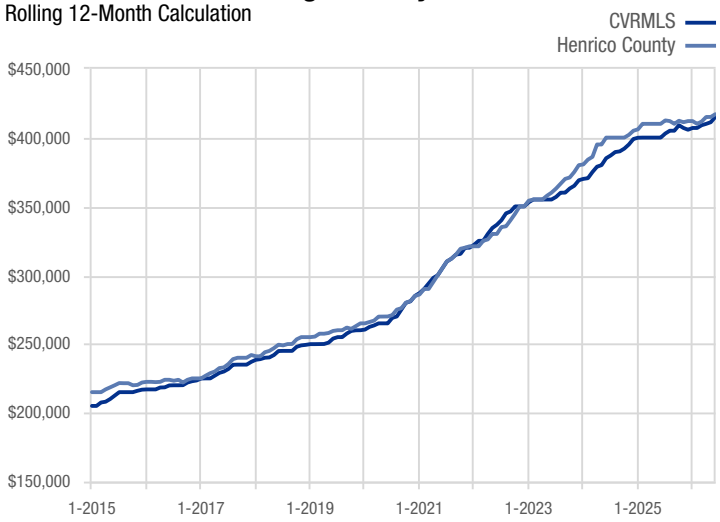
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	363	**346**	- 4.7%	1,812	**1,830**	+ 1.0%
Pending Sales	293	**295**	+ 0.7%	1,528	**1,550**	+ 1.4%
Closed Sales	310	**306**	- 1.3%	1,391	**1,404**	+ 0.9%
Days on Market Until Sale	13	**12**	- 7.7%	22	**20**	- 9.1%
Median Sales Price*	$427,475	**$450,000**	+ 5.3%	$413,000	**$420,000**	+ 1.7%
Average Sales Price*	$555,471	**$569,197**	+ 2.5%	$495,560	**$511,416**	+ 3.2%
Percent of Original List Price Received*	102.0%	**101.9%**	- 0.1%	101.3%	**101.2%**	- 0.1%
Inventory of Homes for Sale	340	**327**	- 3.8%	—	**—**	—
Months Supply of Inventory	1.5	**1.4**	- 6.7%	—	**—**	—

Condo/Town	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	133	**164**	+ 23.3%	889	**931**	+ 4.7%
Pending Sales	117	**131**	+ 12.0%	667	**712**	+ 6.7%
Closed Sales	147	**147**	0.0%	619	**641**	+ 3.6%
Days on Market Until Sale	26	**40**	+ 53.8%	31	**40**	+ 29.0%
Median Sales Price*	$370,000	**$373,549**	+ 1.0%	$390,703	**$379,050**	- 3.0%
Average Sales Price*	$412,961	**$403,575**	- 2.3%	$417,278	**$410,981**	- 1.5%
Percent of Original List Price Received*	100.5%	**98.8%**	- 1.7%	99.3%	**98.3%**	- 1.0%
Inventory of Homes for Sale	249	**219**	- 12.0%	—	**—**	—
Months Supply of Inventory	2.5	**2.0**	- 20.0%	—	**—**	—

* 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.

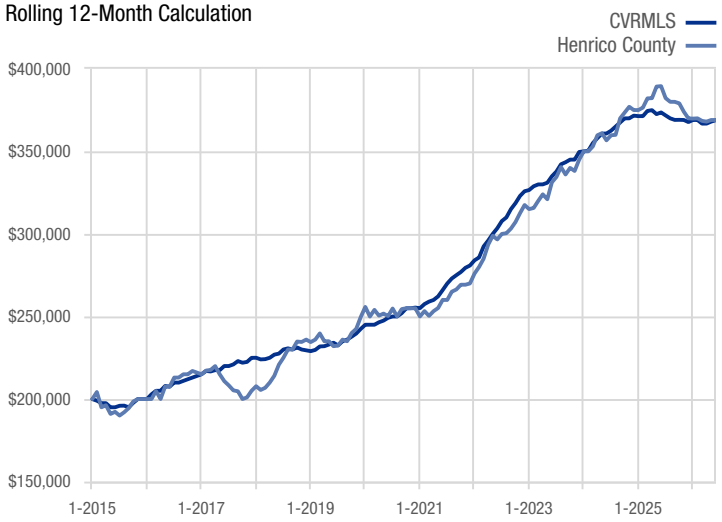
Median Sales Price - Single-Family

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.