

MLS Area 22

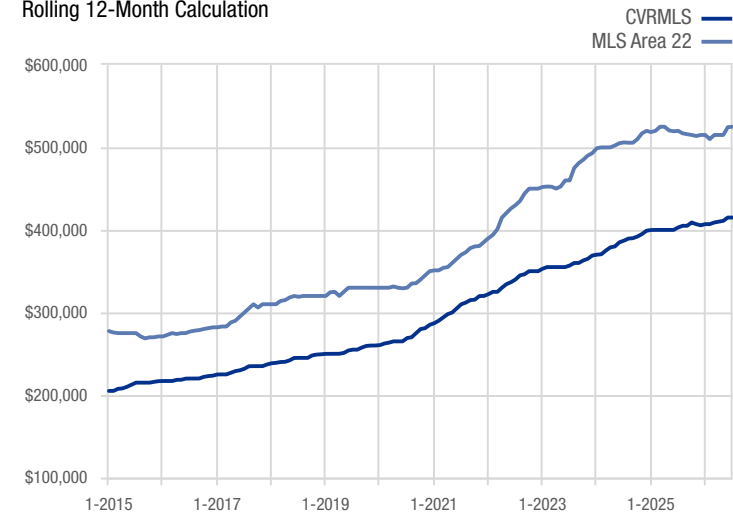
22-Henrico

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	103	85	- 17.5%	656	723	+ 10.2%
Pending Sales	73	69	- 5.5%	557	627	+ 12.6%
Closed Sales	98	117	+ 19.4%	535	592	+ 10.7%
Days on Market Until Sale	13	13	0.0%	15	13	- 13.3%
Median Sales Price*	\$533,000	\$555,000	+ 4.1%	\$520,000	\$540,000	+ 3.8%
Average Sales Price*	\$661,525	\$781,965	+ 18.2%	\$651,460	\$701,860	+ 7.7%
Percent of Original List Price Received*	101.9%	102.2%	+ 0.3%	103.2%	103.1%	- 0.1%
Inventory of Homes for Sale	91	83	- 8.8%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

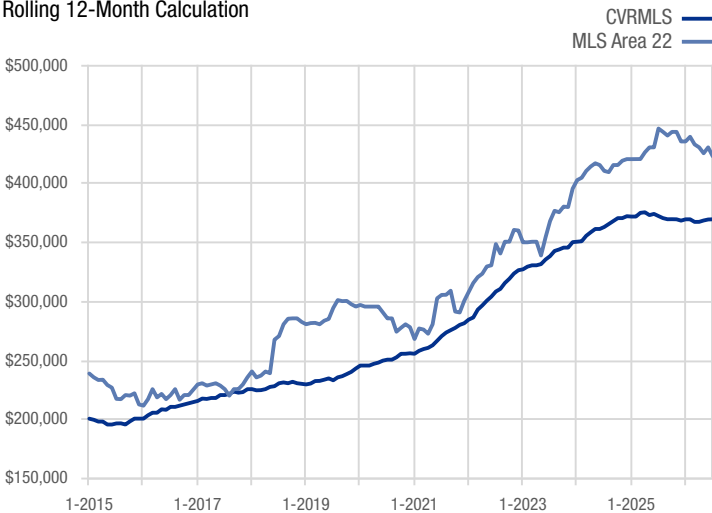
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	62	42	- 32.3%	337	314	- 6.8%
Pending Sales	43	29	- 32.6%	270	249	- 7.8%
Closed Sales	39	39	0.0%	271	258	- 4.8%
Days on Market Until Sale	38	21	- 44.7%	35	33	- 5.7%
Median Sales Price*	\$495,000	\$445,000	- 10.1%	\$450,000	\$426,295	- 5.3%
Average Sales Price*	\$521,627	\$493,467	- 5.4%	\$470,518	\$480,587	+ 2.1%
Percent of Original List Price Received*	99.3%	100.5%	+ 1.2%	99.0%	99.0%	0.0%
Inventory of Homes for Sale	68	60	- 11.8%	—	—	—
Months Supply of Inventory	1.8	1.8	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.