

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

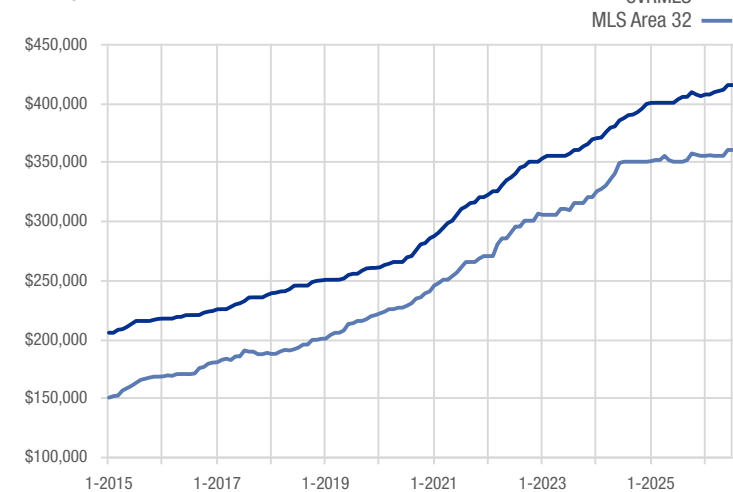
32-Henrico

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	53	30	- 43.4%	309	264	- 14.6%
Pending Sales	34	33	- 2.9%	258	258	0.0%
Closed Sales	42	38	- 9.5%	247	244	- 1.2%
Days on Market Until Sale	22	14	- 36.4%	22	19	- 13.6%
Median Sales Price*	\$350,000	\$367,000	+ 4.9%	\$356,000	\$365,000	+ 2.5%
Average Sales Price*	\$365,895	\$399,807	+ 9.3%	\$364,938	\$379,392	+ 4.0%
Percent of Original List Price Received*	100.2%	99.6%	- 0.6%	101.4%	100.5%	- 0.9%
Inventory of Homes for Sale	54	31	- 42.6%	—	—	—
Months Supply of Inventory	1.6	0.9	- 43.8%	—	—	—

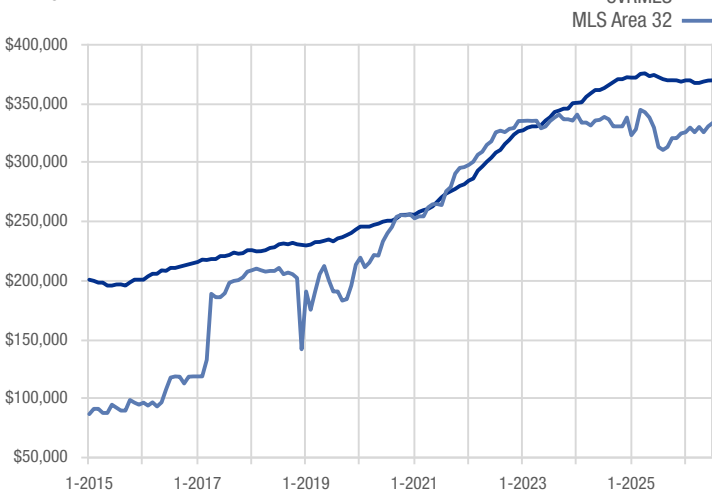
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	9	22	+ 144.4%	78	135	+ 73.1%
Pending Sales	3	10	+ 233.3%	59	89	+ 50.8%
Closed Sales	7	15	+ 114.3%	65	79	+ 21.5%
Days on Market Until Sale	84	37	- 56.0%	38	33	- 13.2%
Median Sales Price*	\$310,000	\$349,000	+ 12.6%	\$323,000	\$334,485	+ 3.6%
Average Sales Price*	\$282,143	\$338,878	+ 20.1%	\$291,809	\$313,484	+ 7.4%
Percent of Original List Price Received*	96.3%	98.2%	+ 2.0%	97.5%	97.2%	- 0.3%
Inventory of Homes for Sale	22	35	+ 59.1%	—	—	—
Months Supply of Inventory	2.9	3.2	+ 10.3%	—	—	—

* 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.