

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

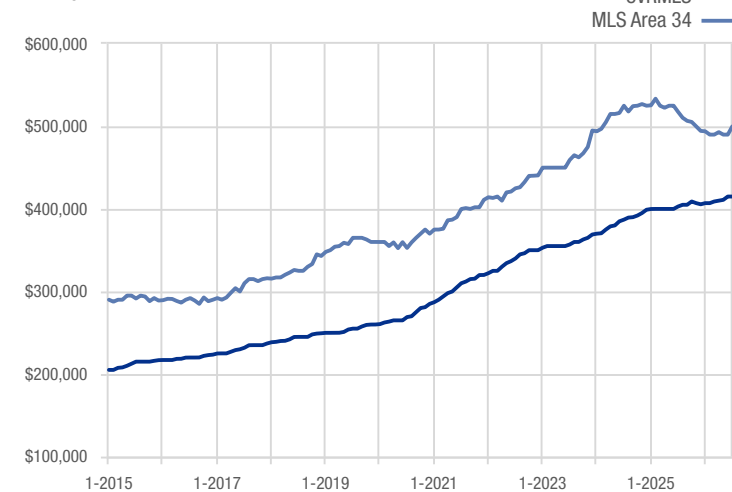
34-Henrico

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	88	82	- 6.8%	532	505	- 5.1%
Pending Sales	67	64	- 4.5%	451	405	- 10.2%
Closed Sales	83	66	- 20.5%	416	385	- 7.5%
Days on Market Until Sale	15	15	0.0%	20	18	- 10.0%
Median Sales Price*	\$459,864	\$557,000	+ 21.1%	\$512,932	\$520,000	+ 1.4%
Average Sales Price*	\$601,091	\$669,509	+ 11.4%	\$593,878	\$593,507	- 0.1%
Percent of Original List Price Received*	100.5%	100.1%	- 0.4%	100.8%	100.4%	- 0.4%
Inventory of Homes for Sale	86	98	+ 14.0%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

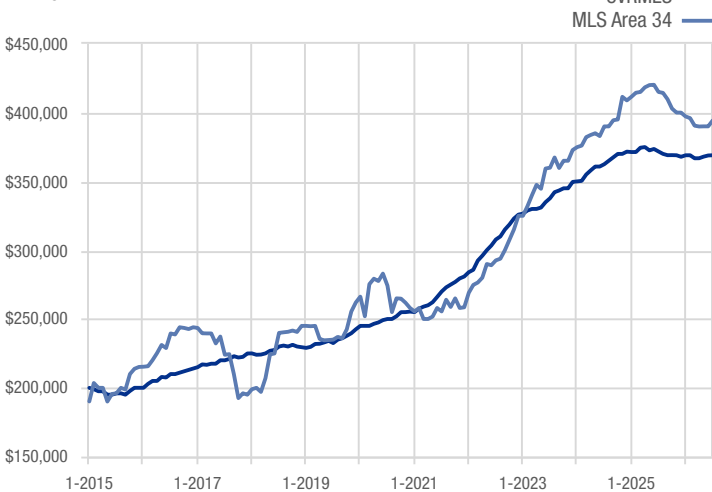
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	56	49	- 12.5%	382	443	+ 16.0%
Pending Sales	44	51	+ 15.9%	296	363	+ 22.6%
Closed Sales	59	41	- 30.5%	292	316	+ 8.2%
Days on Market Until Sale	22	28	+ 27.3%	24	45	+ 87.5%
Median Sales Price*	\$355,995	\$395,573	+ 11.1%	\$420,930	\$396,690	- 5.8%
Average Sales Price*	\$382,425	\$401,452	+ 5.0%	\$414,761	\$400,971	- 3.3%
Percent of Original List Price Received*	99.3%	98.6%	- 0.7%	100.0%	98.4%	- 1.6%
Inventory of Homes for Sale	97	91	- 6.2%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

* 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.