

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

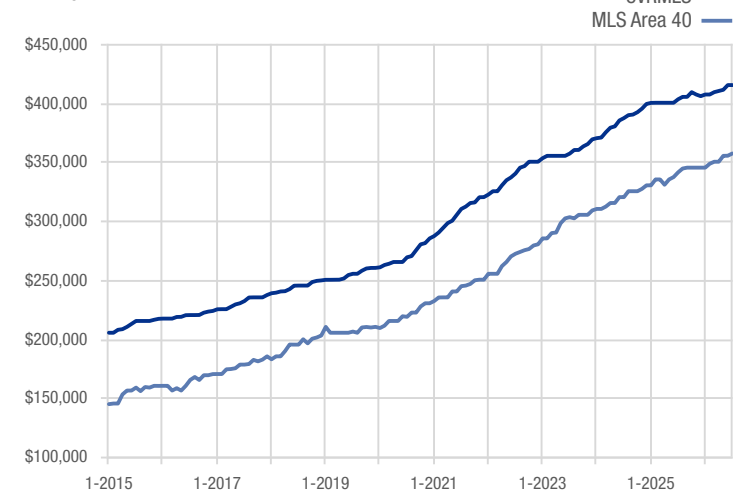
40-Henrico

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	62	53	- 14.5%	370	351	- 5.1%
Pending Sales	40	35	- 12.5%	290	266	- 8.3%
Closed Sales	40	31	- 22.5%	277	260	- 6.1%
Days on Market Until Sale	33	28	- 15.2%	38	32	- 15.8%
Median Sales Price*	\$356,250	\$390,000	+ 9.5%	\$345,000	\$363,500	+ 5.4%
Average Sales Price*	\$355,721	\$401,180	+ 12.8%	\$345,521	\$363,294	+ 5.1%
Percent of Original List Price Received*	98.6%	99.1%	+ 0.5%	99.1%	99.8%	+ 0.7%
Inventory of Homes for Sale	89	86	- 3.4%	—	—	—
Months Supply of Inventory	2.3	2.4	+ 4.3%	—	—	—

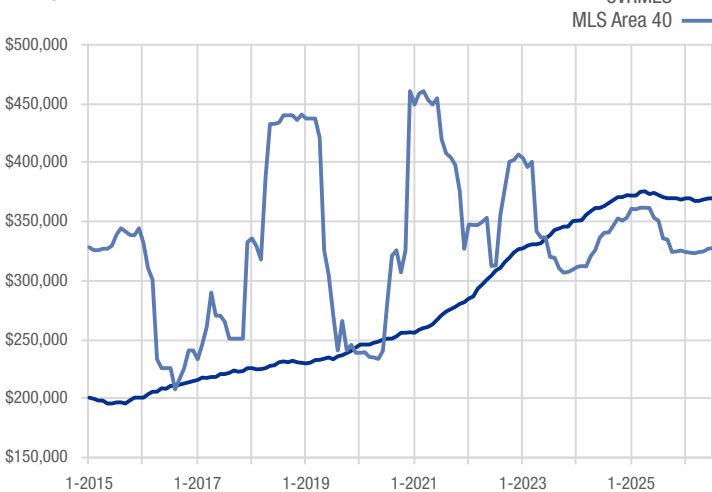
Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	27	20	- 25.9%	181	117	- 35.4%
Pending Sales	15	8	- 46.7%	96	57	- 40.6%
Closed Sales	13	8	- 38.5%	61	58	- 4.9%
Days on Market Until Sale	41	57	+ 39.0%	45	40	- 11.1%
Median Sales Price*	\$346,740	\$385,455	+ 11.2%	\$346,740	\$345,000	- 0.5%
Average Sales Price*	\$540,551	\$416,047	- 23.0%	\$466,040	\$403,580	- 13.4%
Percent of Original List Price Received*	98.6%	98.1%	- 0.5%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	54	38	- 29.6%	—	—	—
Months Supply of Inventory	5.4	4.3	- 20.4%	—	—	—

* 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.