

Local Market Update – July 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

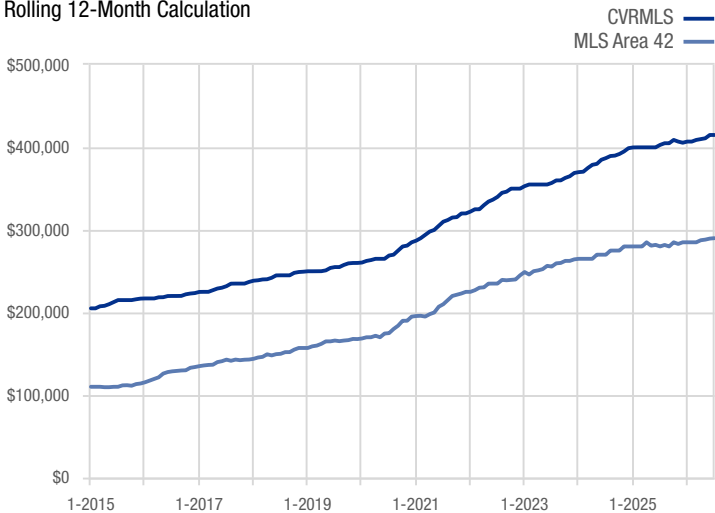
Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	41	41	0.0%	292	293	+ 0.3%
Pending Sales	36	30	- 16.7%	222	221	- 0.5%
Closed Sales	30	35	+ 16.7%	209	213	+ 1.9%
Days on Market Until Sale	16	21	+ 31.3%	20	25	+ 25.0%
Median Sales Price*	\$280,000	\$280,000	0.0%	\$278,900	\$288,500	+ 3.4%
Average Sales Price*	\$300,849	\$296,176	- 1.6%	\$291,455	\$293,193	+ 0.6%
Percent of Original List Price Received*	103.4%	98.3%	- 4.9%	99.6%	99.4%	- 0.2%
Inventory of Homes for Sale	67	65	- 3.0%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	11	16	+ 45.5%	76	79	+ 3.9%
Pending Sales	11	11	0.0%	62	57	- 8.1%
Closed Sales	12	3	- 75.0%	60	37	- 38.3%
Days on Market Until Sale	25	16	- 36.0%	26	27	+ 3.8%
Median Sales Price*	\$277,495	\$210,000	- 24.3%	\$299,495	\$239,500	- 20.0%
Average Sales Price*	\$261,071	\$201,317	- 22.9%	\$286,167	\$247,378	- 13.6%
Percent of Original List Price Received*	99.0%	102.9%	+ 3.9%	99.8%	98.8%	- 1.0%
Inventory of Homes for Sale	14	21	+ 50.0%	—	—	—
Months Supply of Inventory	1.6	3.2	+ 100.0%	—	—	—

* 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.

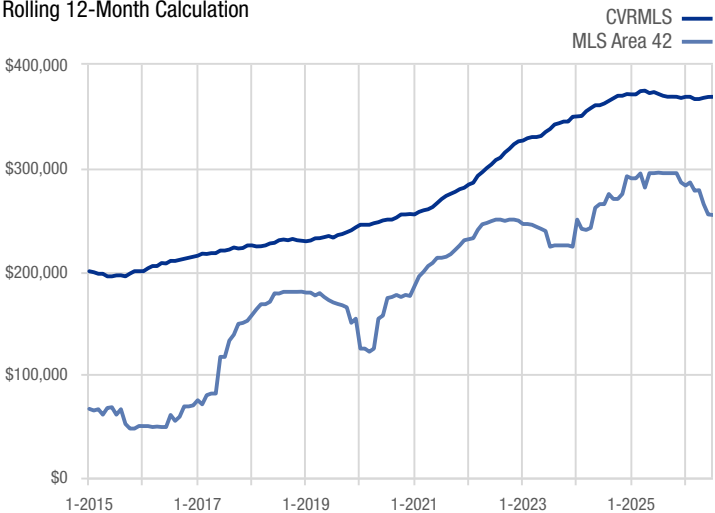
Median Sales Price - Single-Family

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.