

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

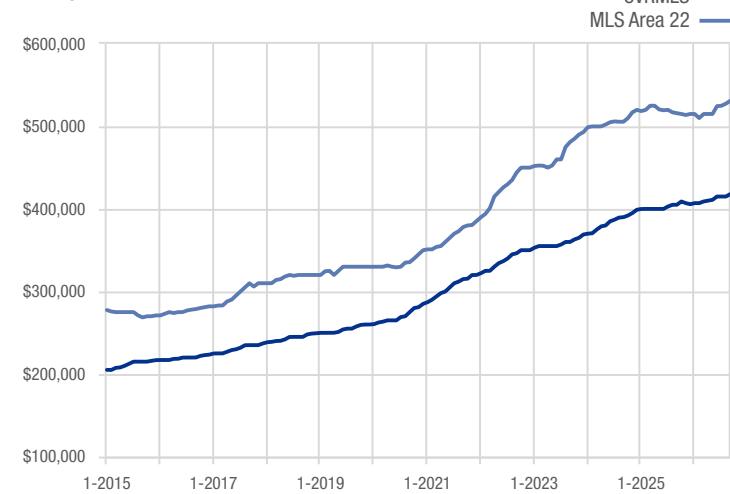
22-Henrico

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	95	96	+ 1.1%	820	920	+ 12.2%
Pending Sales	74	67	- 9.5%	698	771	+ 10.5%
Closed Sales	65	74	+ 13.8%	671	739	+ 10.1%
Days on Market Until Sale	15	16	+ 6.7%	15	13	- 13.3%
Median Sales Price*	\$475,000	\$531,250	+ 11.8%	\$515,000	\$540,000	+ 4.9%
Average Sales Price*	\$578,404	\$634,607	+ 9.7%	\$633,246	\$686,723	+ 8.4%
Percent of Original List Price Received*	99.4%	101.7%	+ 2.3%	102.8%	102.7%	- 0.1%
Inventory of Homes for Sale	93	117	+ 25.8%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	48	53	+ 10.4%	439	412	- 6.2%
Pending Sales	31	26	- 16.1%	345	309	- 10.4%
Closed Sales	35	33	- 5.7%	353	330	- 6.5%
Days on Market Until Sale	30	42	+ 40.0%	34	35	+ 2.9%
Median Sales Price*	\$420,000	\$402,090	- 4.3%	\$440,000	\$426,295	- 3.1%
Average Sales Price*	\$470,521	\$464,371	- 1.3%	\$469,655	\$474,897	+ 1.1%
Percent of Original List Price Received*	98.4%	96.6%	- 1.8%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale	71	78	+ 9.9%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

* 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.