

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

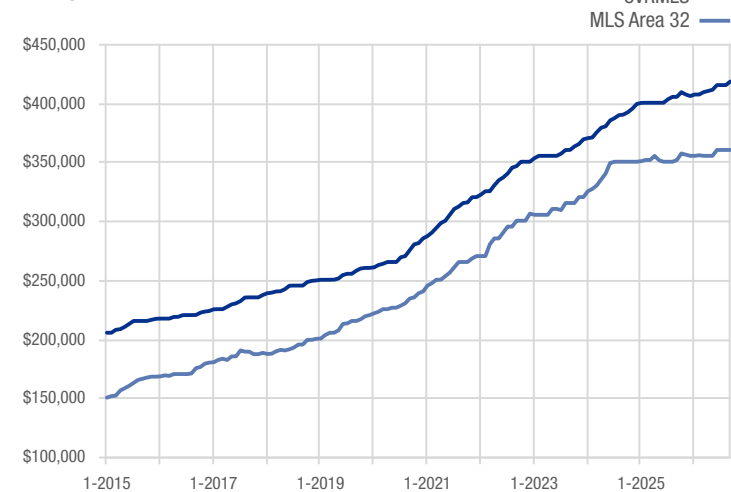
32-Henrico

Single Family	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	32	47	+ 46.9%	384	345	- 10.2%
Pending Sales	30	29	- 3.3%	325	303	- 6.8%
Closed Sales	35	20	- 42.9%	316	293	- 7.3%
Days on Market Until Sale	14	26	+ 85.7%	20	19	- 5.0%
Median Sales Price*	\$339,000	\$345,000	+ 1.8%	\$355,000	\$362,750	+ 2.2%
Average Sales Price*	\$346,150	\$348,097	+ 0.6%	\$362,602	\$375,330	+ 3.5%
Percent of Original List Price Received*	98.8%	96.8%	- 2.0%	100.8%	100.2%	- 0.6%
Inventory of Homes for Sale	38	54	+ 42.1%	—	—	—
Months Supply of Inventory	1.1	1.7	+ 54.5%	—	—	—

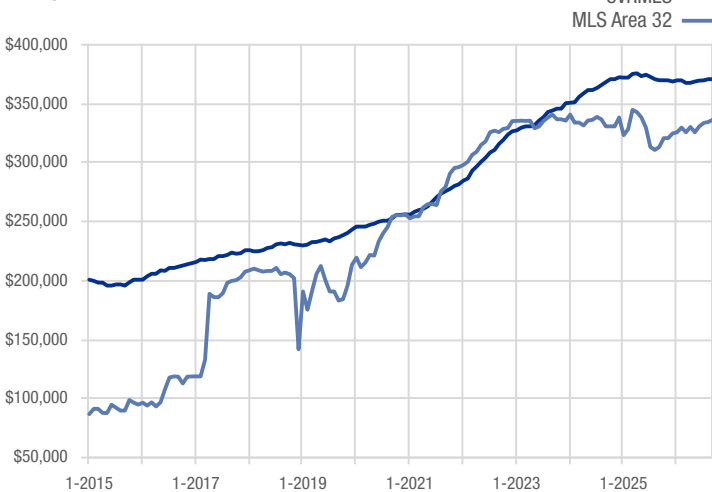
Condo/Town	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	12	+ 33.3%	104	161	+ 54.8%
Pending Sales	7	9	+ 28.6%	79	102	+ 29.1%
Closed Sales	7	14	+ 100.0%	79	99	+ 25.3%
Days on Market Until Sale	43	31	- 27.9%	38	32	- 15.8%
Median Sales Price*	\$270,000	\$341,990	+ 26.7%	\$310,000	\$334,973	+ 8.1%
Average Sales Price*	\$275,429	\$301,167	+ 9.3%	\$291,876	\$310,483	+ 6.4%
Percent of Original List Price Received*	90.9%	97.7%	+ 7.5%	96.8%	97.3%	+ 0.5%
Inventory of Homes for Sale	24	26	+ 8.3%	—	—	—
Months Supply of Inventory	2.9	2.5	- 13.8%	—	—	—

* 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.