

MLS Area 34

34-Henrico

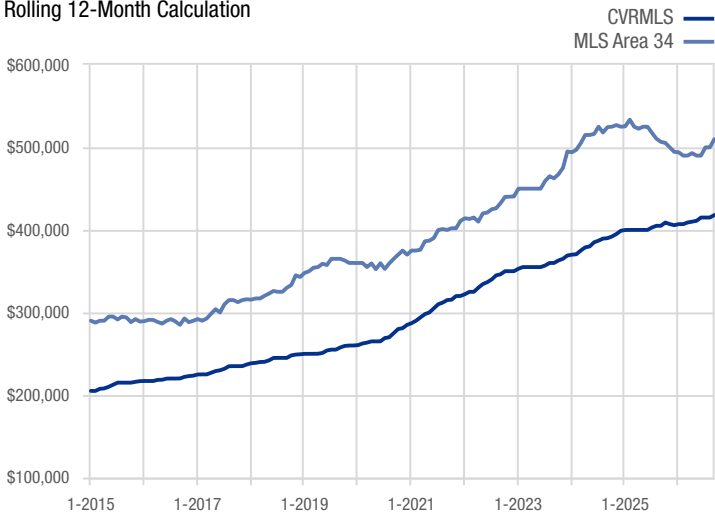
Single Family	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	78	66	- 15.4%	679	660	- 2.8%
Pending Sales	66	48	- 27.3%	569	506	- 11.1%
Closed Sales	46	52	+ 13.0%	530	501	- 5.5%
Days on Market Until Sale	20	17	- 15.0%	19	18	- 5.3%
Median Sales Price*	\$429,664	\$512,500	+ 19.3%	\$500,000	\$520,000	+ 4.0%
Average Sales Price*	\$525,924	\$570,608	+ 8.5%	\$583,007	\$589,379	+ 1.1%
Percent of Original List Price Received*	99.2%	101.5%	+ 2.3%	100.5%	100.5%	0.0%
Inventory of Homes for Sale	94	114	+ 21.3%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

Condo/Town	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	59	45	- 23.7%	508	563	+ 10.8%
Pending Sales	47	37	- 21.3%	392	443	+ 13.0%
Closed Sales	47	44	- 6.4%	387	406	+ 4.9%
Days on Market Until Sale	43	28	- 34.9%	27	42	+ 55.6%
Median Sales Price*	\$390,450	\$410,915	+ 5.2%	\$405,000	\$396,845	- 2.0%
Average Sales Price*	\$390,621	\$403,879	+ 3.4%	\$410,757	\$399,838	- 2.7%
Percent of Original List Price Received*	98.5%	98.3%	- 0.2%	99.5%	98.3%	- 1.2%
Inventory of Homes for Sale	114	98	- 14.0%	—	—	—
Months Supply of Inventory	2.8	2.1	- 25.0%	—	—	—

* 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.

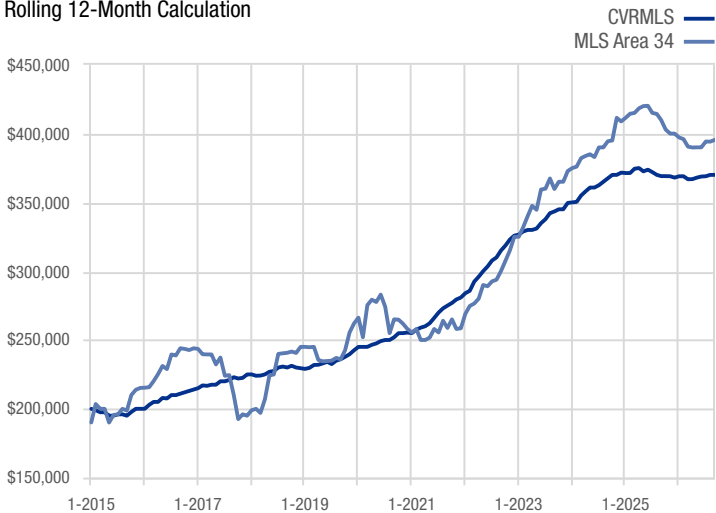
Median Sales Price - Single-Family

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.