

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

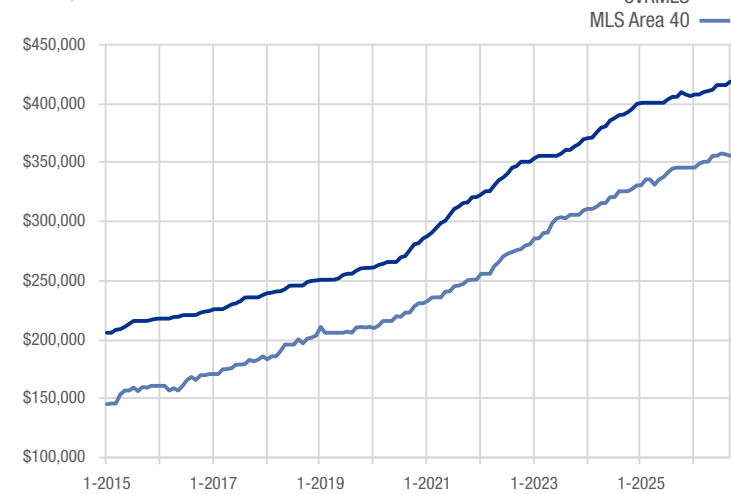
40-Henrico

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	45	51	+ 13.3%	458	469	+ 2.4%
Pending Sales	37	34	- 8.1%	364	339	- 6.9%
Closed Sales	41	34	- 17.1%	355	331	- 6.8%
Days on Market Until Sale	27	27	0.0%	37	32	- 13.5%
Median Sales Price*	\$335,000	\$349,975	+ 4.5%	\$345,000	\$358,800	+ 4.0%
Average Sales Price*	\$346,337	\$384,259	+ 10.9%	\$347,254	\$365,410	+ 5.2%
Percent of Original List Price Received*	99.0%	97.7%	- 1.3%	99.1%	99.4%	+ 0.3%
Inventory of Homes for Sale	83	112	+ 34.9%	—	—	—
Months Supply of Inventory	2.1	3.1	+ 47.6%	—	—	—

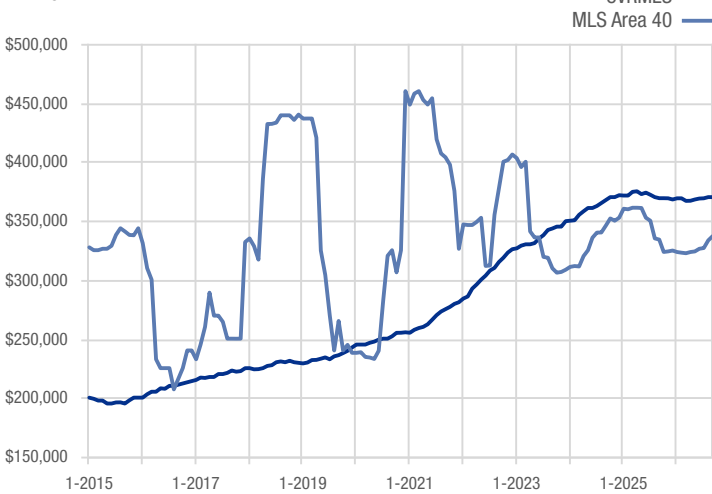
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	17	21	+ 23.5%	215	152	- 29.3%
Pending Sales	9	7	- 22.2%	117	74	- 36.8%
Closed Sales	16	11	- 31.3%	98	78	- 20.4%
Days on Market Until Sale	31	36	+ 16.1%	40	39	- 2.5%
Median Sales Price*	\$322,345	\$344,250	+ 6.8%	\$324,250	\$344,250	+ 6.2%
Average Sales Price*	\$372,789	\$394,078	+ 5.7%	\$422,705	\$404,159	- 4.4%
Percent of Original List Price Received*	100.0%	97.4%	- 2.6%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	44	43	- 2.3%	—	—	—
Months Supply of Inventory	3.9	5.1	+ 30.8%	—	—	—

* 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.