

Local Market Update – September 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

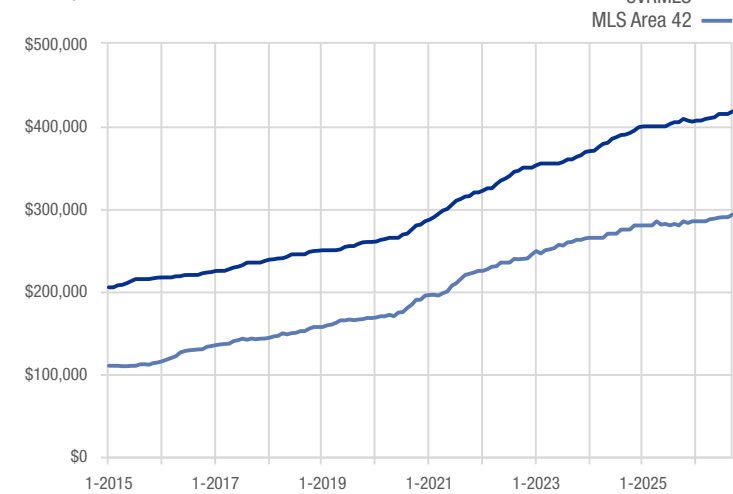
42-Henrico

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	46	51	+ 10.9%	374	382	+ 2.1%
Pending Sales	29	42	+ 44.8%	286	288	+ 0.7%
Closed Sales	33	25	- 24.2%	279	265	- 5.0%
Days on Market Until Sale	26	21	- 19.2%	21	24	+ 14.3%
Median Sales Price*	\$270,000	\$319,990	+ 18.5%	\$280,000	\$290,000	+ 3.6%
Average Sales Price*	\$294,465	\$313,324	+ 6.4%	\$291,798	\$296,079	+ 1.5%
Percent of Original List Price Received*	97.7%	95.9%	- 1.8%	99.3%	99.0%	- 0.3%
Inventory of Homes for Sale	64	58	- 9.4%	—	—	—
Months Supply of Inventory	2.1	1.8	- 14.3%	—	—	—

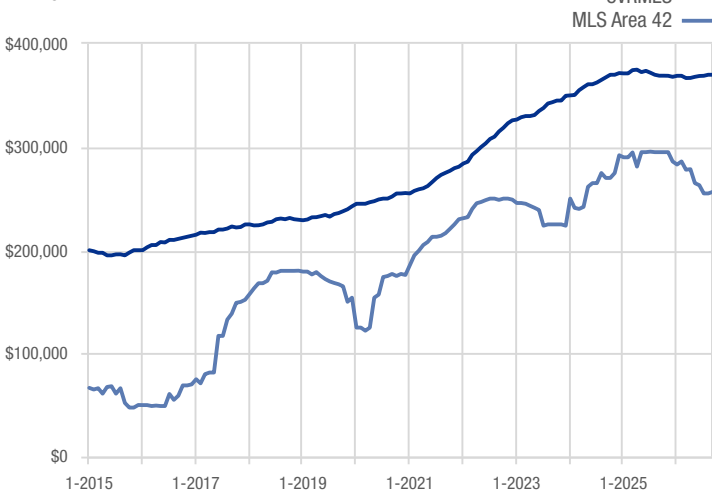
Condo/Town	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	7	11	+ 57.1%	90	98	+ 8.9%
Pending Sales	3	7	+ 133.3%	68	71	+ 4.4%
Closed Sales	7	7	0.0%	76	57	- 25.0%
Days on Market Until Sale	3	29	+ 866.7%	25	24	- 4.0%
Median Sales Price*	\$225,000	\$176,450	- 21.6%	\$292,497	\$252,500	- 13.7%
Average Sales Price*	\$222,557	\$228,244	+ 2.6%	\$280,855	\$257,267	- 8.4%
Percent of Original List Price Received*	99.5%	97.9%	- 1.6%	99.4%	98.6%	- 0.8%
Inventory of Homes for Sale	17	20	+ 17.6%	—	—	—
Months Supply of Inventory	2.1	2.7	+ 28.6%	—	—	—

* 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.