Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 22

22-Henrico

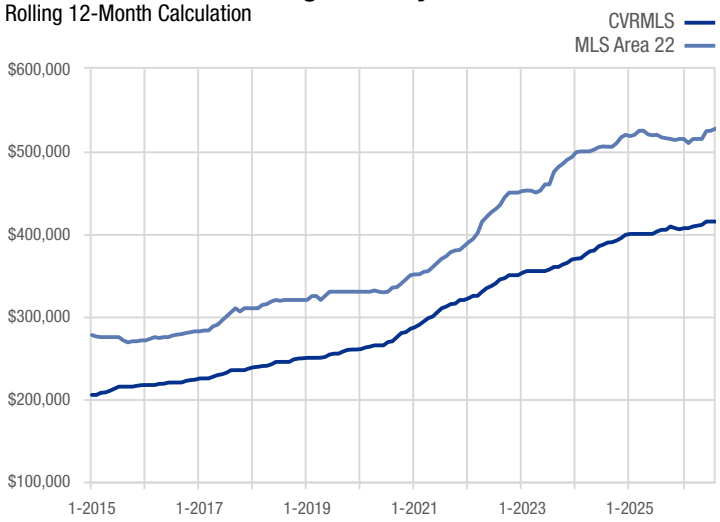
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	69	**87**	+ 26.1%	725	**815**	+ 12.4%
Pending Sales	67	**81**	+ 20.9%	624	**708**	+ 13.5%
Closed Sales	71	**73**	+ 2.8%	606	**665**	+ 9.7%
Days on Market Until Sale	11	**14**	+ 27.3%	14	**13**	- 7.1%
Median Sales Price*	$464,900	**$520,000**	+ 11.9%	$517,750	**$540,000**	+ 4.3%
Average Sales Price*	$550,311	**$617,442**	+ 12.2%	$639,287	**$692,452**	+ 8.3%
Percent of Original List Price Received*	102.3%	**99.9%**	- 2.3%	103.1%	**102.8%**	- 0.3%
Inventory of Homes for Sale	80	**88**	+ 10.0%	—	—	—
Months Supply of Inventory	1.1	**1.1**	0.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	54	**41**	- 24.1%	391	**355**	- 9.2%
Pending Sales	44	**34**	- 22.7%	314	**283**	- 9.9%
Closed Sales	47	**37**	- 21.3%	318	**296**	- 6.9%
Days on Market Until Sale	31	**41**	+ 32.3%	34	**34**	0.0%
Median Sales Price*	$405,000	**$437,500**	+ 8.0%	$440,000	**$428,000**	- 2.7%
Average Sales Price*	$463,884	**$443,254**	- 4.4%	$469,558	**$476,083**	+ 1.4%
Percent of Original List Price Received*	97.8%	**98.1%**	+ 0.3%	98.8%	**98.9%**	+ 0.1%
Inventory of Homes for Sale	64	**59**	- 7.8%	—	—	—
Months Supply of Inventory	1.7	**1.8**	+ 5.9%	—	—	—

* 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.

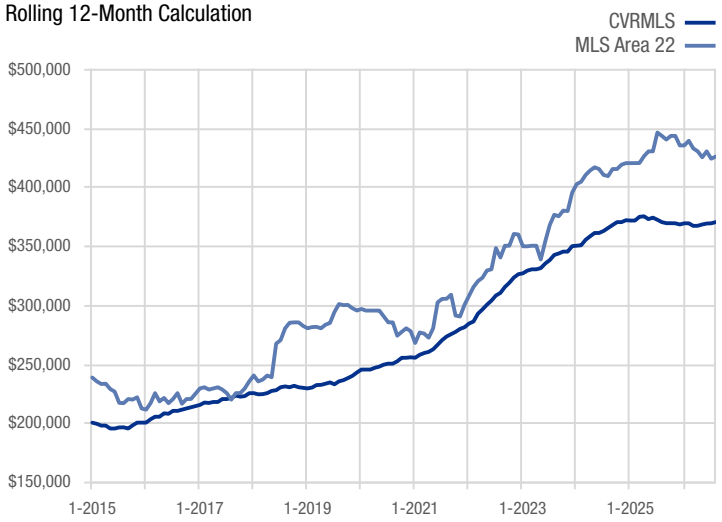
Median Sales Price - Single-Family

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.

Current as of September 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.