Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 40

40-Henrico

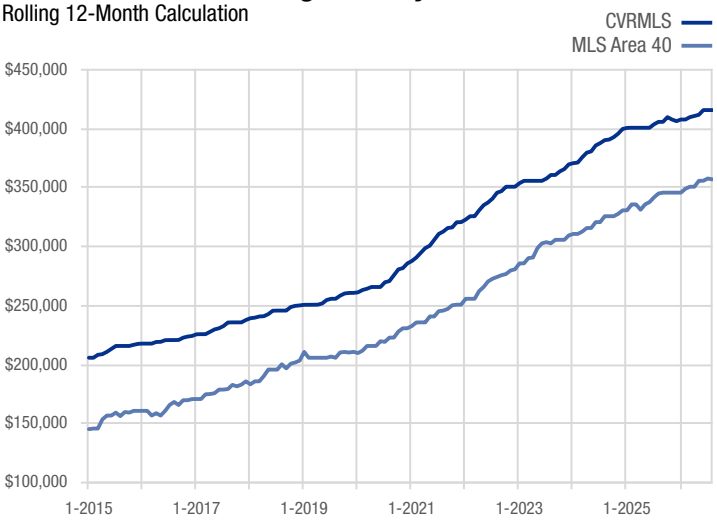
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	43	**57**	+ 32.6%	413	**412**	- 0.2%
Pending Sales	37	**44**	+ 18.9%	327	**307**	- 6.1%
Closed Sales	37	**37**	0.0%	314	**297**	- 5.4%
Days on Market Until Sale	41	**33**	- 19.5%	38	**32**	- 15.8%
Median Sales Price*	$356,000	**$340,000**	- 4.5%	$345,000	**$360,000**	+ 4.3%
Average Sales Price*	$360,781	**$362,958**	+ 0.6%	$347,378	**$363,252**	+ 4.6%
Percent of Original List Price Received*	99.4%	**97.8%**	- 1.6%	99.1%	**99.5%**	+ 0.4%
Inventory of Homes for Sale	82	**96**	+ 17.1%	—	**—**	—
Months Supply of Inventory	2.1	**2.6**	+ 23.8%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	17	**14**	- 17.6%	198	**131**	- 33.8%
Pending Sales	12	**10**	- 16.7%	108	**67**	- 38.0%
Closed Sales	21	**9**	- 57.1%	82	**67**	- 18.3%
Days on Market Until Sale	32	**36**	+ 12.5%	42	**40**	- 4.8%
Median Sales Price*	$309,595	**$330,000**	+ 6.6%	$329,250	**$340,983**	+ 3.6%
Average Sales Price*	$330,105	**$420,145**	+ 27.3%	$431,227	**$405,839**	- 5.9%
Percent of Original List Price Received*	99.7%	**99.0%**	- 0.7%	98.4%	**98.4%**	0.0%
Inventory of Homes for Sale	48	**32**	- 33.3%	—	**—**	—
Months Supply of Inventory	4.5	**3.7**	- 17.8%	—	**—**	—

* 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.

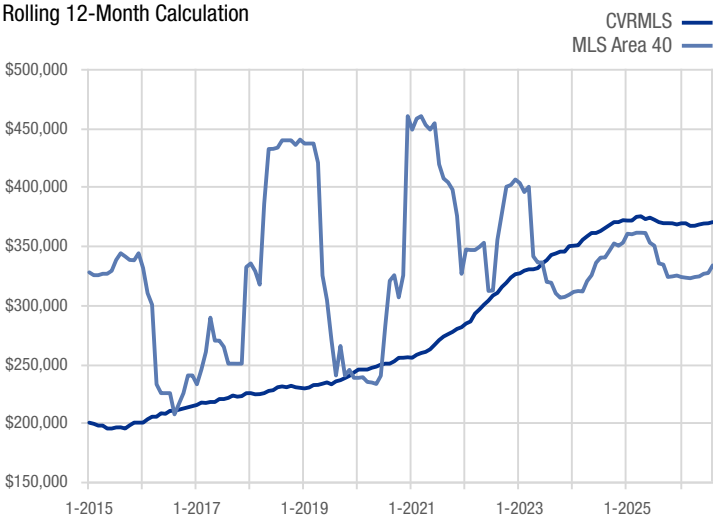
Median Sales Price - Single-Family

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.