Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 42

42-Henrico

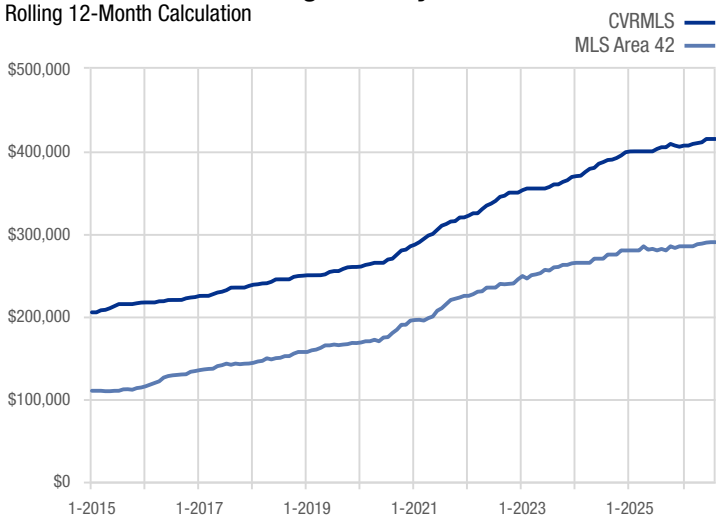
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	36	**34**	- 5.6%	328	**328**	0.0%
Pending Sales	35	**24**	- 31.4%	257	**246**	- 4.3%
Closed Sales	37	**26**	- 29.7%	246	**240**	- 2.4%
Days on Market Until Sale	19	**20**	+ 5.3%	20	**25**	+ 25.0%
Median Sales Price*	$282,000	**$302,250**	+ 7.2%	$280,000	**$289,500**	+ 3.4%
Average Sales Price*	$291,214	**$296,212**	+ 1.7%	$291,421	**$293,502**	+ 0.7%
Percent of Original List Price Received*	98.6%	**98.6%**	0.0%	99.5%	**99.3%**	- 0.2%
Inventory of Homes for Sale	62	**58**	- 6.5%	—	**—**	—
Months Supply of Inventory	2.0	**1.9**	- 5.0%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	7	**8**	+ 14.3%	83	**87**	+ 4.8%
Pending Sales	3	**7**	+ 133.3%	65	**64**	- 1.5%
Closed Sales	9	**10**	+ 11.1%	69	**50**	- 27.5%
Days on Market Until Sale	39	**12**	- 69.2%	27	**23**	- 14.8%
Median Sales Price*	$289,000	**$275,000**	- 4.8%	$299,000	**$256,500**	- 14.2%
Average Sales Price*	$291,970	**$280,162**	- 4.0%	$286,946	**$260,895**	- 9.1%
Percent of Original List Price Received*	96.3%	**98.4%**	+ 2.2%	99.3%	**98.7%**	- 0.6%
Inventory of Homes for Sale	15	**18**	+ 20.0%	—	**—**	—
Months Supply of Inventory	1.8	**2.6**	+ 44.4%	—	**—**	—

* 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.

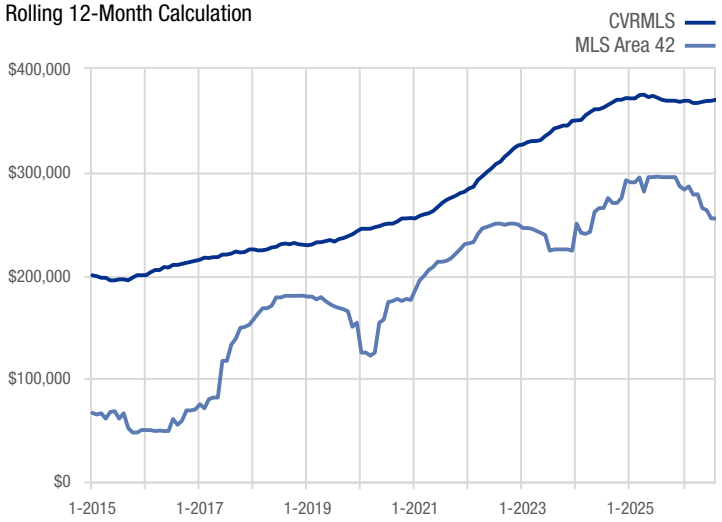
Median Sales Price - Single-Family

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.