Local Market Update – August 2026

A Research Tool Provided by Central Virginia Regional MLS.

Henrico County

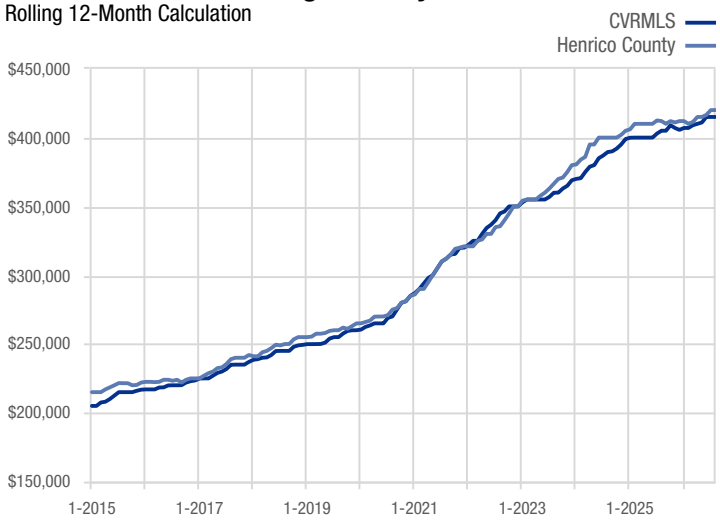
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	260	**284**	+ 9.2%	2,419	**2,435**	+ 0.7%
Pending Sales	228	**227**	- 0.4%	2,006	**1,999**	- 0.3%
Closed Sales	247	**229**	- 7.3%	1,931	**1,924**	- 0.4%
Days on Market Until Sale	18	**18**	0.0%	21	**19**	- 9.5%
Median Sales Price*	$394,000	**$425,000**	+ 7.9%	$414,828	**$425,000**	+ 2.5%
Average Sales Price*	$461,421	**$498,074**	+ 7.9%	$495,127	**$523,641**	+ 5.8%
Percent of Original List Price Received*	100.0%	**99.5%**	- 0.5%	101.1%	**100.9%**	- 0.2%
Inventory of Homes for Sale	369	**385**	+ 4.3%	—	**—**	—
Months Supply of Inventory	1.6	**1.6**	0.0%	—	**—**	—

Condo/Town	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	162	**148**	- 8.6%	1,216	**1,239**	+ 1.9%
Pending Sales	121	**107**	- 11.6%	904	**918**	+ 1.5%
Closed Sales	132	**106**	- 19.7%	881	**858**	- 2.6%
Days on Market Until Sale	33	**36**	+ 9.1%	31	**38**	+ 22.6%
Median Sales Price*	$359,862	**$380,017**	+ 5.6%	$379,080	**$379,990**	+ 0.2%
Average Sales Price*	$403,658	**$394,986**	- 2.1%	$416,361	**$410,218**	- 1.5%
Percent of Original List Price Received*	97.9%	**98.2%**	+ 0.3%	99.1%	**98.4%**	- 0.7%
Inventory of Homes for Sale	257	**240**	- 6.6%	—	**—**	—
Months Supply of Inventory	2.4	**2.2**	- 8.3%	—	**—**	—

* 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.

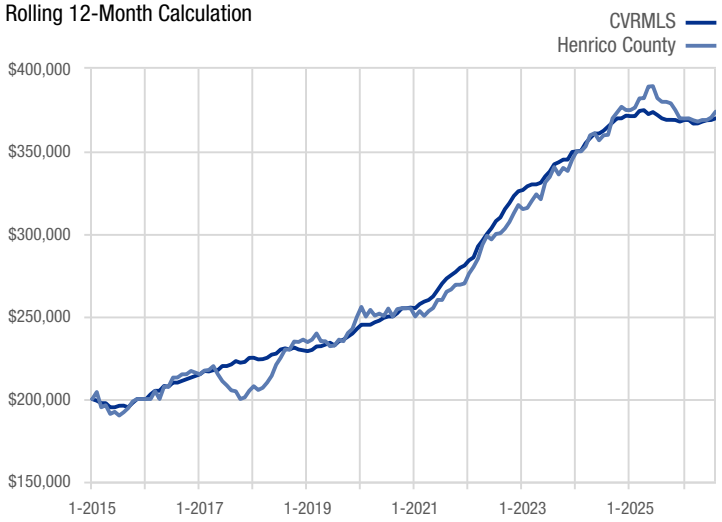
Median Sales Price - Single-Family

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.