Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 22

22-Henrico

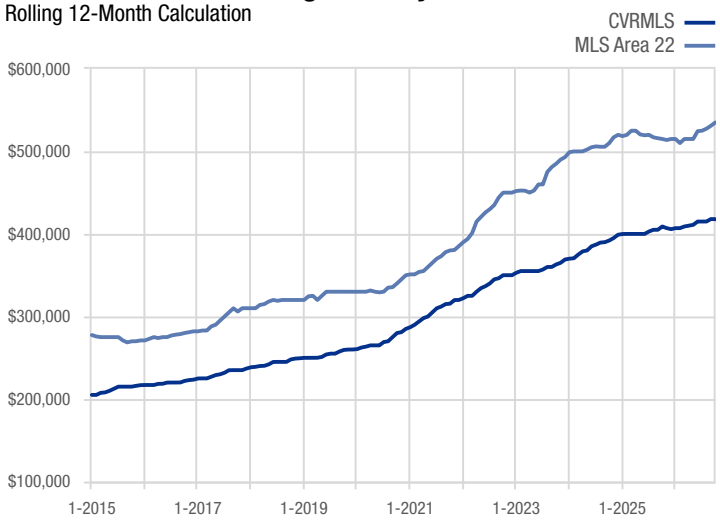
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	81	**83**	+ 2.5%	901	**1,005**	+ 11.5%
Pending Sales	84	**68**	- 19.0%	782	**838**	+ 7.2%
Closed Sales	84	**69**	- 17.9%	755	**808**	+ 7.0%
Days on Market Until Sale	14	**14**	0.0%	14	**13**	- 7.1%
Median Sales Price*	$524,950	**$547,500**	+ 4.3%	$515,000	**$540,000**	+ 4.9%
Average Sales Price*	$664,752	**$680,767**	+ 2.4%	$636,789	**$686,227**	+ 7.8%
Percent of Original List Price Received*	100.7%	**100.9%**	+ 0.2%	102.5%	**102.5%**	0.0%
Inventory of Homes for Sale	79	**110**	+ 39.2%	—	—	—
Months Supply of Inventory	1.1	**1.4**	+ 27.3%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	47	**32**	- 31.9%	486	**446**	- 8.2%
Pending Sales	33	**27**	- 18.2%	378	**336**	- 11.1%
Closed Sales	39	**31**	- 20.5%	393	**361**	- 8.1%
Days on Market Until Sale	16	**21**	+ 31.3%	32	**34**	+ 6.3%
Median Sales Price*	$430,000	**$385,000**	- 10.5%	$440,000	**$425,590**	- 3.3%
Average Sales Price*	$457,486	**$461,480**	+ 0.9%	$468,726	**$473,732**	+ 1.1%
Percent of Original List Price Received*	99.4%	**100.5%**	+ 1.1%	98.9%	**98.8%**	- 0.1%
Inventory of Homes for Sale	78	**77**	- 1.3%	—	—	—
Months Supply of Inventory	2.1	**2.4**	+ 14.3%	—	—	—

* 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.

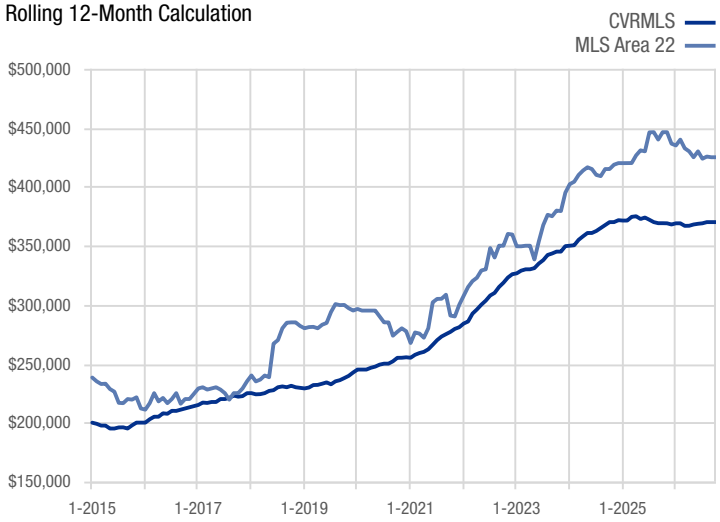
Median Sales Price - Single-Family

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 November 10, 2026. All data from Central Virginia Regional MLS. Report © 2026 ShowingTime Plus, LLC.