Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 32

32-Henrico

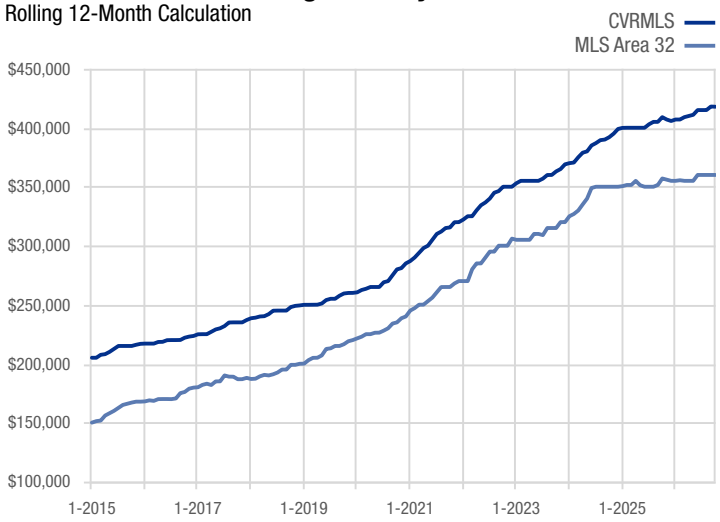
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	45	**50**	+ 11.1%	429	**395**	- 7.9%
Pending Sales	32	**31**	- 3.1%	356	**332**	- 6.7%
Closed Sales	32	**31**	- 3.1%	348	**324**	- 6.9%
Days on Market Until Sale	21	**15**	- 28.6%	20	**19**	- 5.0%
Median Sales Price*	$367,500	**$357,500**	- 2.7%	$357,500	**$360,000**	+ 0.7%
Average Sales Price*	$381,679	**$379,258**	- 0.6%	$364,366	**$375,711**	+ 3.1%
Percent of Original List Price Received*	98.4%	**99.0%**	+ 0.6%	100.6%	**100.1%**	- 0.5%
Inventory of Homes for Sale	42	**58**	+ 38.1%	—	**—**	—
Months Supply of Inventory	1.3	**1.9**	+ 46.2%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	15	**11**	- 26.7%	119	**173**	+ 45.4%
Pending Sales	9	**5**	- 44.4%	88	**107**	+ 21.6%
Closed Sales	7	**6**	- 14.3%	86	**105**	+ 22.1%
Days on Market Until Sale	29	**44**	+ 51.7%	38	**32**	- 15.8%
Median Sales Price*	$344,873	**$354,738**	+ 2.9%	$315,000	**$336,170**	+ 6.7%
Average Sales Price*	$304,625	**$343,238**	+ 12.7%	$292,991	**$312,429**	+ 6.6%
Percent of Original List Price Received*	96.4%	**98.4%**	+ 2.1%	96.8%	**97.4%**	+ 0.6%
Inventory of Homes for Sale	23	**30**	+ 30.4%	—	**—**	—
Months Supply of Inventory	2.7	**3.0**	+ 11.1%	—	**—**	—

* 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.

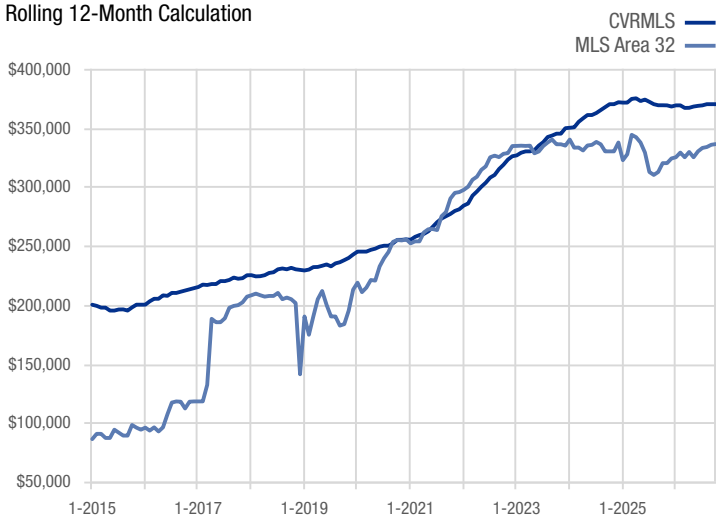
Median Sales Price - Single-Family

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.