Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 34

34-Henrico

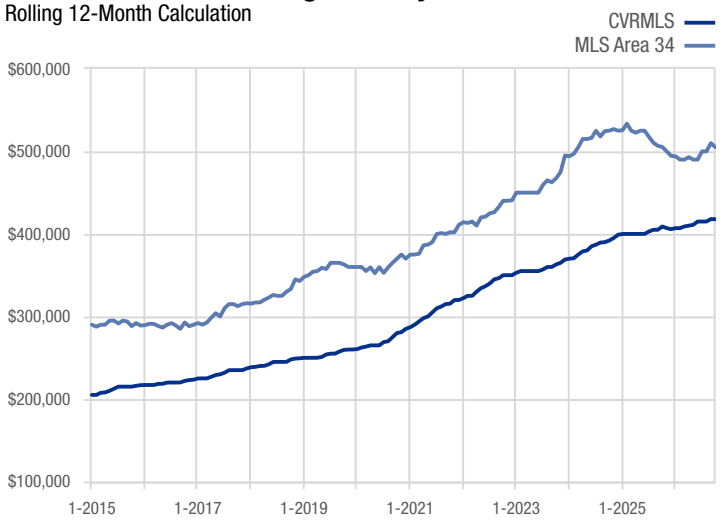
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	65	**70**	+ 7.7%	744	**731**	- 1.7%
Pending Sales	60	**63**	+ 5.0%	629	**568**	- 9.7%
Closed Sales	69	**45**	- 34.8%	599	**546**	- 8.8%
Days on Market Until Sale	20	**25**	+ 25.0%	19	**18**	- 5.3%
Median Sales Price*	$525,500	**$503,620**	- 4.2%	$500,000	**$517,500**	+ 3.5%
Average Sales Price*	$613,069	**$615,555**	+ 0.4%	$586,535	**$591,548**	+ 0.9%
Percent of Original List Price Received*	99.6%	**97.8%**	- 1.8%	100.4%	**100.2%**	- 0.2%
Inventory of Homes for Sale	89	**106**	+ 19.1%	—	**—**	—
Months Supply of Inventory	1.5	**1.9**	+ 26.7%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	47	**48**	+ 2.1%	555	**610**	+ 9.9%
Pending Sales	38	**34**	- 10.5%	430	**474**	+ 10.2%
Closed Sales	46	**37**	- 19.6%	433	**443**	+ 2.3%
Days on Market Until Sale	39	**46**	+ 17.9%	29	**43**	+ 48.3%
Median Sales Price*	$389,990	**$413,325**	+ 6.0%	$400,085	**$398,500**	- 0.4%
Average Sales Price*	$386,660	**$441,317**	+ 14.1%	$408,149	**$403,198**	- 1.2%
Percent of Original List Price Received*	98.9%	**97.0%**	- 1.9%	99.5%	**98.2%**	- 1.3%
Inventory of Homes for Sale	113	**104**	- 8.0%	—	**—**	—
Months Supply of Inventory	2.8	**2.3**	- 17.9%	—	**—**	—

* 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.

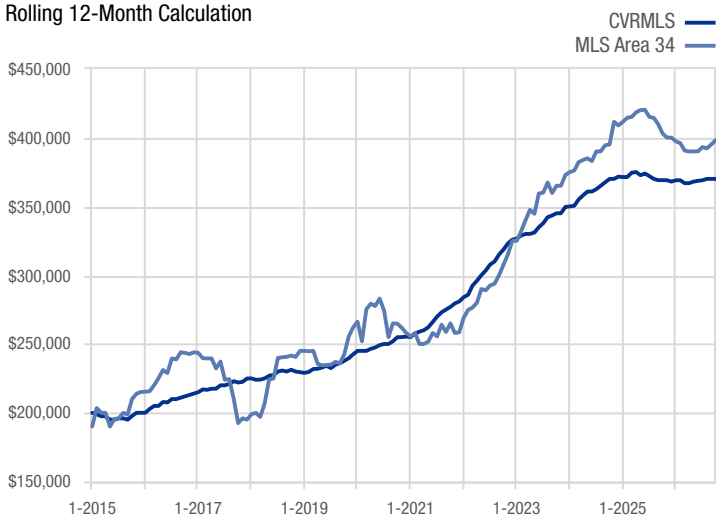
Median Sales Price - Single-Family

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.