Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 40

40-Henrico

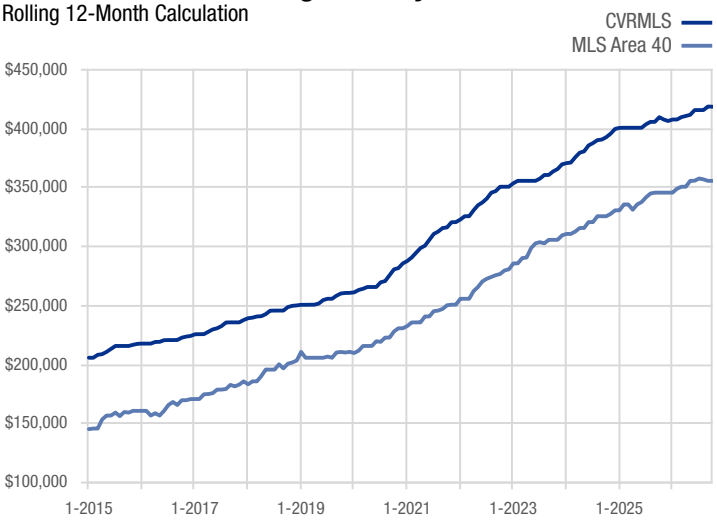
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	49	**61**	+ 24.5%	507	**536**	+ 5.7%
Pending Sales	34	**37**	+ 8.8%	398	**374**	- 6.0%
Closed Sales	42	**30**	- 28.6%	397	**362**	- 8.8%
Days on Market Until Sale	30	**23**	- 23.3%	36	**31**	- 13.9%
Median Sales Price*	$360,125	**$348,500**	- 3.2%	$345,000	**$357,475**	+ 3.6%
Average Sales Price*	$362,363	**$346,385**	- 4.4%	$348,824	**$363,878**	+ 4.3%
Percent of Original List Price Received*	94.9%	**101.1%**	+ 6.5%	98.7%	**99.5%**	+ 0.8%
Inventory of Homes for Sale	85	**124**	+ 45.9%	—	**—**	—
Months Supply of Inventory	2.2	**3.4**	+ 54.5%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	30	**18**	- 40.0%	245	**169**	- 31.0%
Pending Sales	15	**4**	- 73.3%	132	**78**	- 40.9%
Closed Sales	10	**4**	- 60.0%	108	**82**	- 24.1%
Days on Market Until Sale	40	**28**	- 30.0%	40	**39**	- 2.5%
Median Sales Price*	$323,673	**$339,993**	+ 5.0%	$324,250	**$344,250**	+ 6.2%
Average Sales Price*	$398,445	**$400,621**	+ 0.5%	$420,416	**$403,984**	- 3.9%
Percent of Original List Price Received*	98.7%	**99.7%**	+ 1.0%	98.7%	**98.4%**	- 0.3%
Inventory of Homes for Sale	43	**50**	+ 16.3%	—	**—**	—
Months Supply of Inventory	3.6	**6.6**	+ 83.3%	—	**—**	—

* 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.

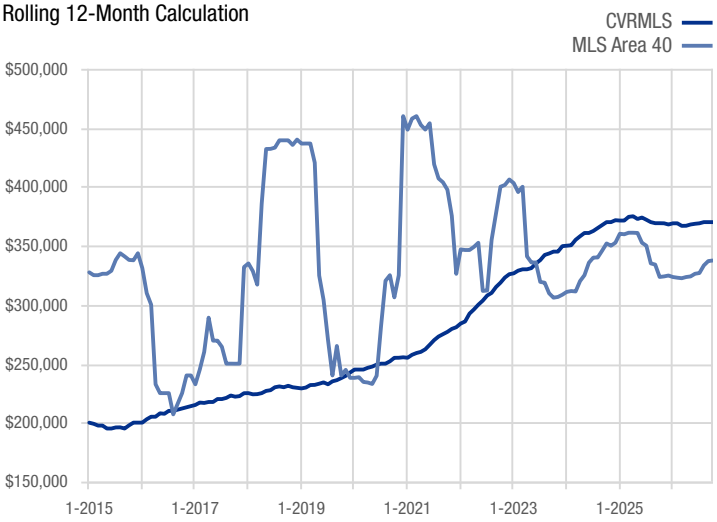
Median Sales Price - Single-Family

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.