Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

MLS Area 42

42-Henrico

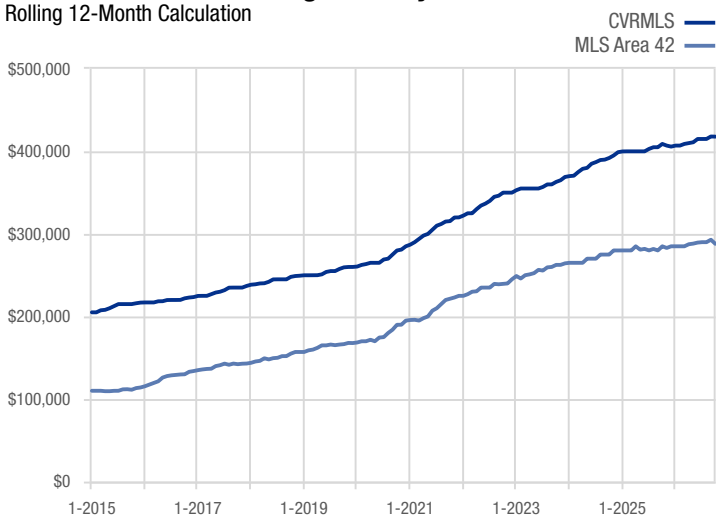
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	56	**52**	- 7.1%	430	**436**	+ 1.4%
Pending Sales	39	**26**	- 33.3%	325	**312**	- 4.0%
Closed Sales	34	**36**	+ 5.9%	313	**301**	- 3.8%
Days on Market Until Sale	30	**27**	- 10.0%	22	**25**	+ 13.6%
Median Sales Price*	$340,825	**$277,500**	- 18.6%	$285,000	**$288,000**	+ 1.1%
Average Sales Price*	$335,418	**$269,947**	- 19.5%	$296,466	**$292,901**	- 1.2%
Percent of Original List Price Received*	98.1%	**94.8%**	- 3.4%	99.1%	**98.5%**	- 0.6%
Inventory of Homes for Sale	75	**81**	+ 8.0%	—	—	—
Months Supply of Inventory	2.4	**2.6**	+ 8.3%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	8	**16**	+ 100.0%	98	**114**	+ 16.3%
Pending Sales	11	**6**	- 45.5%	79	**77**	- 2.5%
Closed Sales	2	**5**	+ 150.0%	78	**62**	- 20.5%
Days on Market Until Sale	60	**17**	- 71.7%	26	**23**	- 11.5%
Median Sales Price*	$316,578	**$212,300**	- 32.9%	$295,000	**$244,000**	- 17.3%
Average Sales Price*	$316,578	**$221,450**	- 30.0%	$281,795	**$254,232**	- 9.8%
Percent of Original List Price Received*	96.5%	**98.7%**	+ 2.3%	99.3%	**98.6%**	- 0.7%
Inventory of Homes for Sale	9	**21**	+ 133.3%	—	—	—
Months Supply of Inventory	1.1	**3.0**	+ 172.7%	—	—	—

* 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.

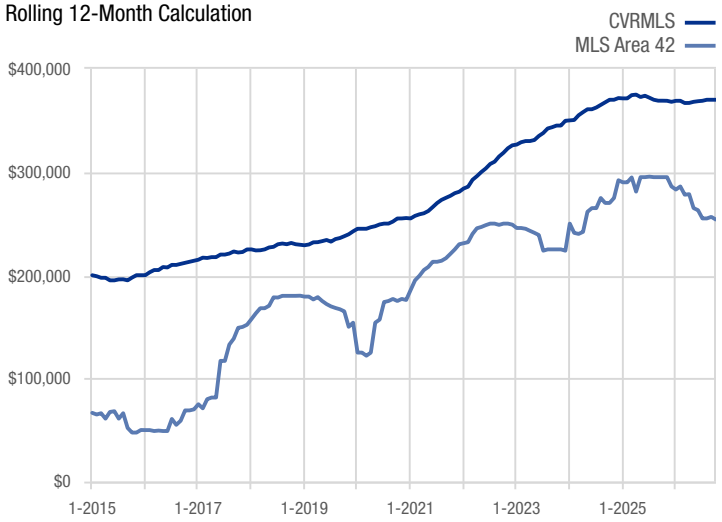
Median Sales Price - Single-Family

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.