Local Market Update – October 2026

A Research Tool Provided by Central Virginia Regional MLS.

Henrico County

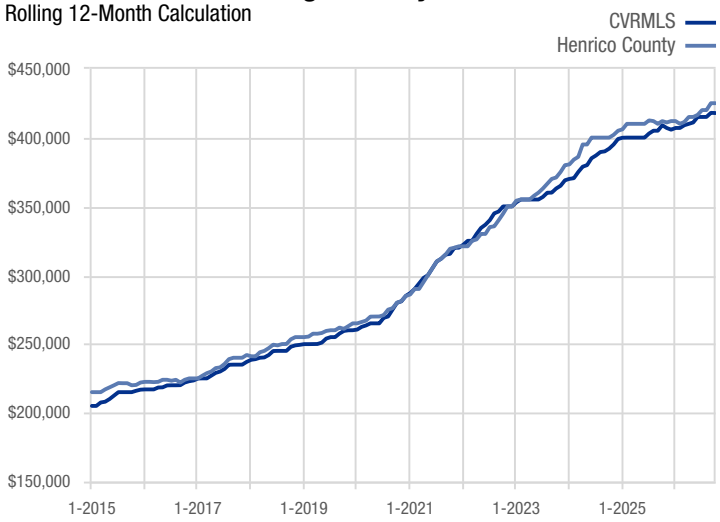
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	296	**316**	+ 6.8%	3,011	**3,103**	+ 3.1%
Pending Sales	249	**225**	- 9.6%	2,490	**2,424**	- 2.7%
Closed Sales	261	**211**	- 19.2%	2,412	**2,341**	- 2.9%
Days on Market Until Sale	21	**20**	- 4.8%	21	**19**	- 9.5%
Median Sales Price*	$423,500	**$410,000**	- 3.2%	$411,500	**$425,000**	+ 3.3%
Average Sales Price*	$527,023	**$503,144**	- 4.5%	$493,992	**$520,526**	+ 5.4%
Percent of Original List Price Received*	98.9%	**98.9%**	0.0%	100.6%	**100.7%**	+ 0.1%
Inventory of Homes for Sale	370	**479**	+ 29.5%	—	**—**	—
Months Supply of Inventory	1.6	**2.1**	+ 31.3%	—	**—**	—

Condo/Town	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	147	**125**	- 15.0%	1,503	**1,512**	+ 0.6%
Pending Sales	106	**76**	- 28.3%	1,107	**1,072**	- 3.2%
Closed Sales	104	**83**	- 20.2%	1,098	**1,053**	- 4.1%
Days on Market Until Sale	30	**34**	+ 13.3%	32	**37**	+ 15.6%
Median Sales Price*	$380,348	**$399,090**	+ 4.9%	$375,000	**$379,990**	+ 1.3%
Average Sales Price*	$407,484	**$426,551**	+ 4.7%	$413,618	**$410,226**	- 0.8%
Percent of Original List Price Received*	98.9%	**98.6%**	- 0.3%	99.0%	**98.4%**	- 0.6%
Inventory of Homes for Sale	266	**282**	+ 6.0%	—	**—**	—
Months Supply of Inventory	2.5	**2.7**	+ 8.0%	—	**—**	—

* 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.

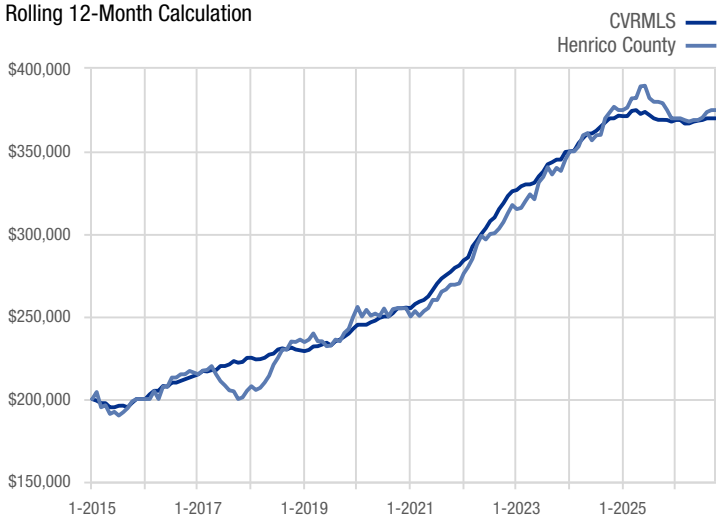
Median Sales Price - Single-Family

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.