

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

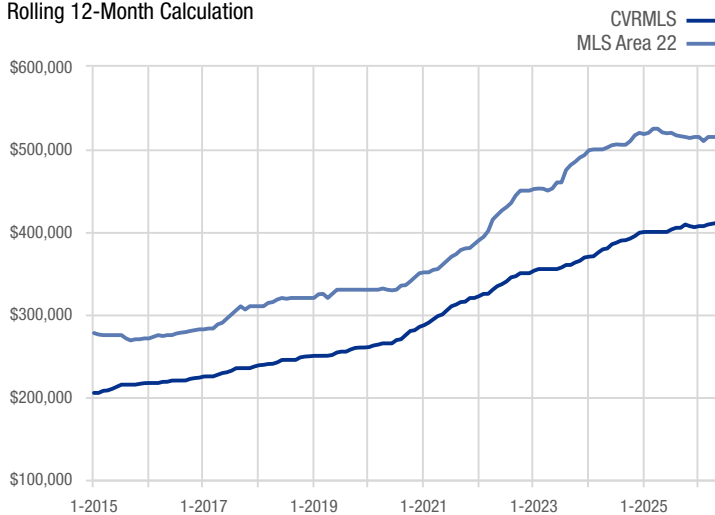
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	119	111	- 6.7%	445	504	+ 13.3%
Pending Sales	111	124	+ 11.7%	388	442	+ 13.9%
Closed Sales	107	110	+ 2.8%	327	346	+ 5.8%
Days on Market Until Sale	15	11	- 26.7%	17	15	- 11.8%
Median Sales Price*	\$525,000	\$527,500	+ 0.5%	\$520,000	\$525,000	+ 1.0%
Average Sales Price*	\$601,127	\$706,060	+ 17.5%	\$619,091	\$655,150	+ 5.8%
Percent of Original List Price Received*	103.8%	104.2%	+ 0.4%	103.4%	103.2%	- 0.2%
Inventory of Homes for Sale	79	68	- 13.9%	—	—	—
Months Supply of Inventory	1.1	0.9	- 18.2%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	40	40	0.0%	235	226	- 3.8%
Pending Sales	39	45	+ 15.4%	191	186	- 2.6%
Closed Sales	35	47	+ 34.3%	185	171	- 7.6%
Days on Market Until Sale	30	34	+ 13.3%	36	34	- 5.6%
Median Sales Price*	\$455,000	\$421,795	- 7.3%	\$450,000	\$416,000	- 7.6%
Average Sales Price*	\$502,901	\$466,104	- 7.3%	\$460,771	\$470,196	+ 2.0%
Percent of Original List Price Received*	99.4%	99.2%	- 0.2%	98.5%	98.5%	0.0%
Inventory of Homes for Sale	66	56	- 15.2%	—	—	—
Months Supply of Inventory	1.8	1.6	- 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.

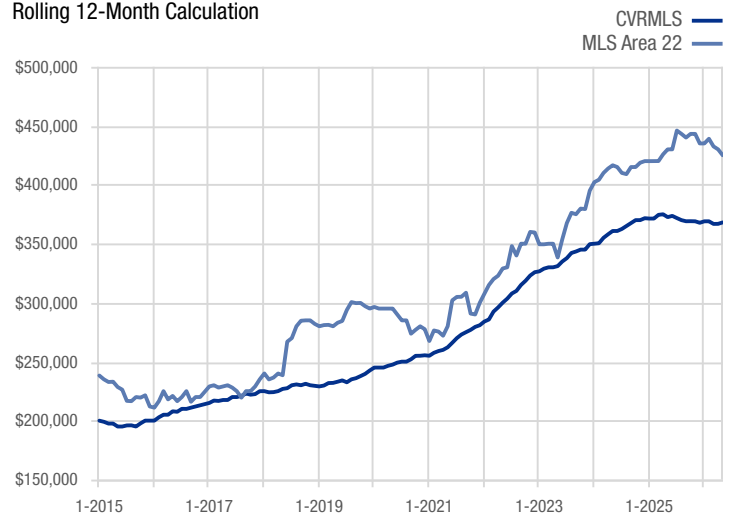
Median Sales Price - Single-Family

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.