

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

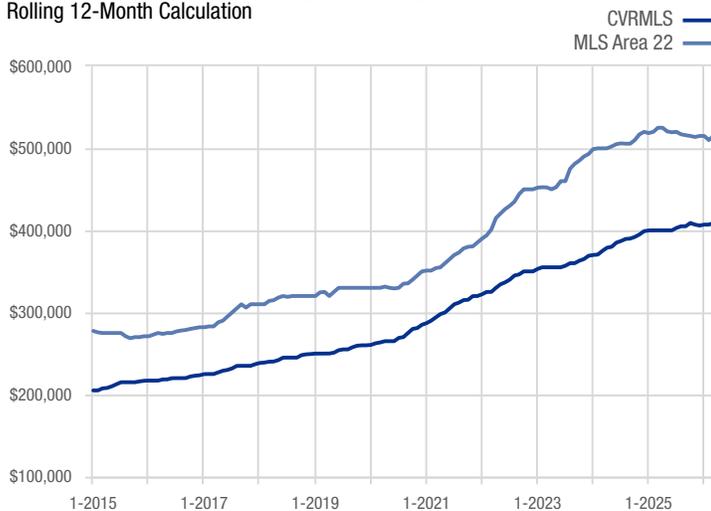
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	98	109	+ 11.2%	197	232	+ 17.8%
Pending Sales	87	97	+ 11.5%	179	198	+ 10.6%
Closed Sales	52	60	+ 15.4%	143	139	- 2.8%
Days on Market Until Sale	12	14	+ 16.7%	22	21	- 4.5%
Median Sales Price*	\$495,000	\$540,000	+ 9.1%	\$500,000	\$505,500	+ 1.1%
Average Sales Price*	\$666,560	\$680,239	+ 2.1%	\$587,732	\$627,456	+ 6.8%
Percent of Original List Price Received*	105.4%	103.9%	- 1.4%	102.3%	101.4%	- 0.9%
Inventory of Homes for Sale	55	59	+ 7.3%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	49	62	+ 26.5%	142	132	- 7.0%
Pending Sales	54	42	- 22.2%	118	94	- 20.3%
Closed Sales	42	33	- 21.4%	98	86	- 12.2%
Days on Market Until Sale	24	39	+ 62.5%	42	39	- 7.1%
Median Sales Price*	\$474,668	\$425,000	- 10.5%	\$430,000	\$414,918	- 3.5%
Average Sales Price*	\$487,718	\$483,434	- 0.9%	\$455,484	\$470,061	+ 3.2%
Percent of Original List Price Received*	100.3%	96.7%	- 3.6%	98.2%	97.6%	- 0.6%
Inventory of Homes for Sale	61	66	+ 8.2%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

* 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.

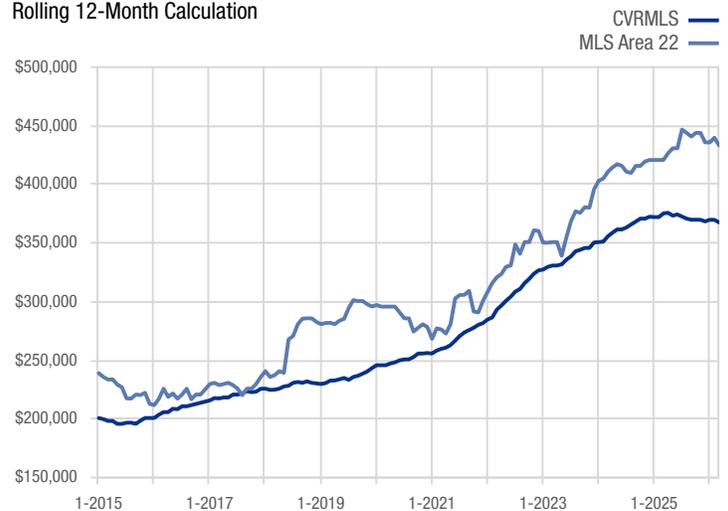
Median Sales Price - Single-Family

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.