

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

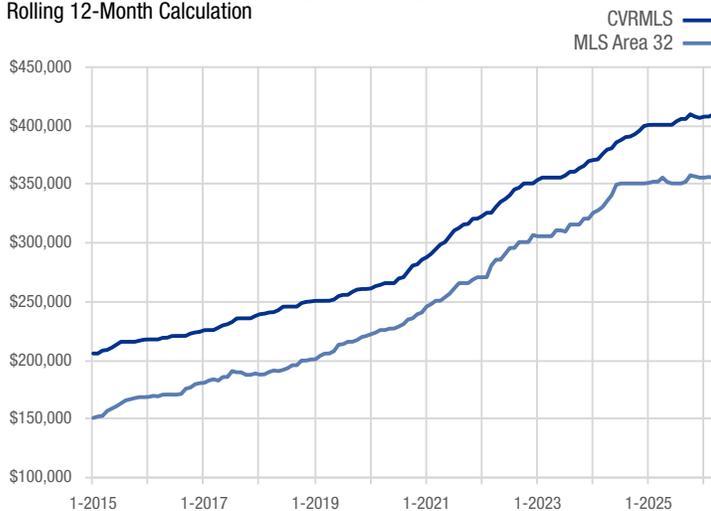
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	47	38	- 19.1%	106	100	- 5.7%
Pending Sales	53	41	- 22.6%	99	115	+ 16.2%
Closed Sales	28	34	+ 21.4%	70	94	+ 34.3%
Days on Market Until Sale	41	26	- 36.6%	36	26	- 27.8%
Median Sales Price*	\$354,975	\$353,500	- 0.4%	\$350,500	\$355,000	+ 1.3%
Average Sales Price*	\$365,262	\$365,038	- 0.1%	\$363,627	\$367,329	+ 1.0%
Percent of Original List Price Received*	99.5%	99.4%	- 0.1%	99.8%	99.8%	0.0%
Inventory of Homes for Sale	28	17	- 39.3%	—	—	—
Months Supply of Inventory	0.9	0.5	- 44.4%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	17	16	- 5.9%	32	40	+ 25.0%
Pending Sales	13	10	- 23.1%	28	34	+ 21.4%
Closed Sales	7	4	- 42.9%	20	29	+ 45.0%
Days on Market Until Sale	55	26	- 52.7%	43	48	+ 11.6%
Median Sales Price*	\$365,000	\$352,495	- 3.4%	\$303,000	\$326,983	+ 7.9%
Average Sales Price*	\$350,857	\$317,248	- 9.6%	\$289,513	\$301,928	+ 4.3%
Percent of Original List Price Received*	97.8%	95.6%	- 2.2%	95.8%	95.3%	- 0.5%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	2.6	1.8	- 30.8%	—	—	—

* 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.

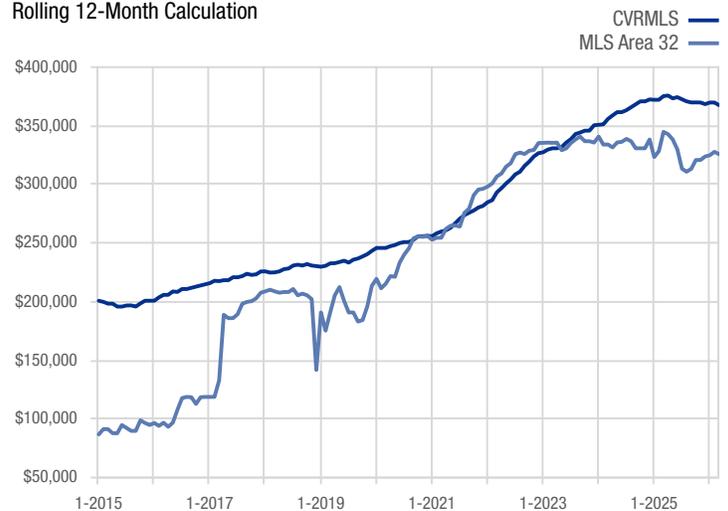
Median Sales Price - Single-Family

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.