

# Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 32

32-Henrico

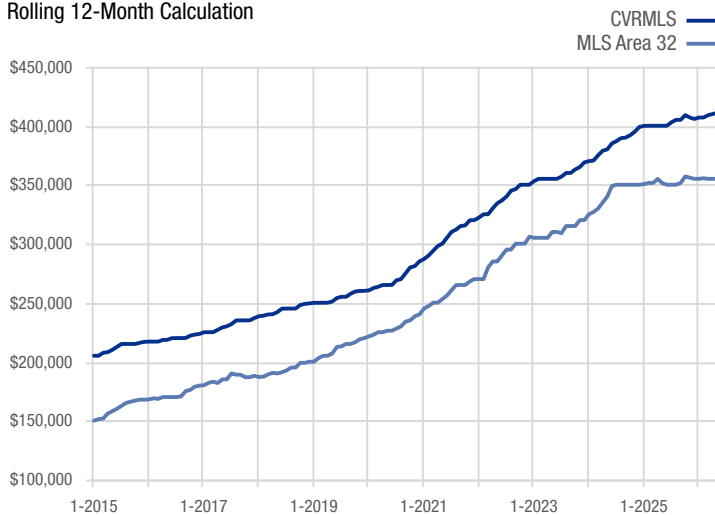
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	44	53	+ 20.5%	205	190	- 7.3%
Pending Sales	45	42	- 6.7%	182	184	+ 1.1%
Closed Sales	46	36	- 21.7%	165	166	+ 0.6%
Days on Market Until Sale	13	16	+ 23.1%	24	22	- 8.3%
Median Sales Price*	\$345,000	\$360,000	+ 4.3%	\$356,000	\$360,000	+ 1.1%
Average Sales Price*	\$358,381	\$366,365	+ 2.2%	\$362,051	\$370,363	+ 2.3%
Percent of Original List Price Received*	102.6%	100.9%	- 1.7%	101.5%	100.2%	- 1.3%
Inventory of Homes for Sale	38	35	- 7.9%	—	—	—
Months Supply of Inventory	1.1	1.0	- 9.1%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	13	35	+ 169.2%	59	96	+ 62.7%
Pending Sales	10	27	+ 170.0%	49	67	+ 36.7%
Closed Sales	13	5	- 61.5%	44	38	- 13.6%
Days on Market Until Sale	16	15	- 6.3%	31	40	+ 29.0%
Median Sales Price*	\$357,500	\$280,000	- 21.7%	\$329,000	\$325,000	- 1.2%
Average Sales Price*	\$324,091	\$255,224	- 21.2%	\$294,940	\$300,732	+ 2.0%
Percent of Original List Price Received*	98.9%	99.8%	+ 0.9%	97.5%	96.4%	- 1.1%
Inventory of Homes for Sale	19	28	+ 47.4%	—	—	—
Months Supply of Inventory	2.6	2.8	+ 7.7%	—	—	—

\* 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.

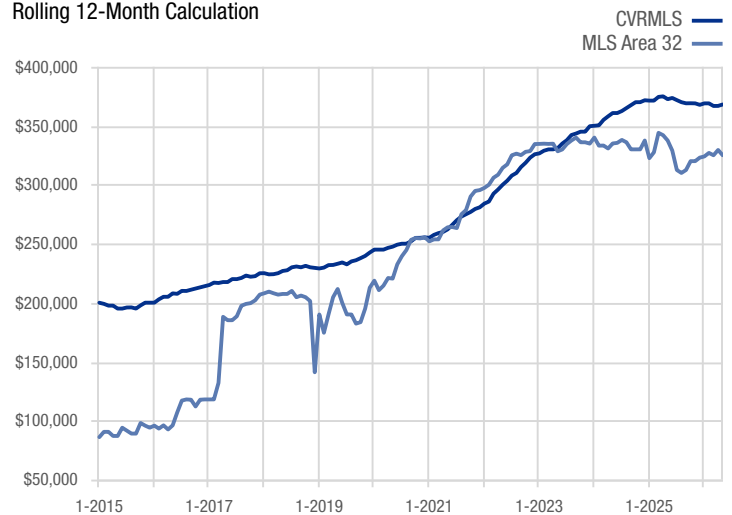
### Median Sales Price - Single-Family

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.