

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

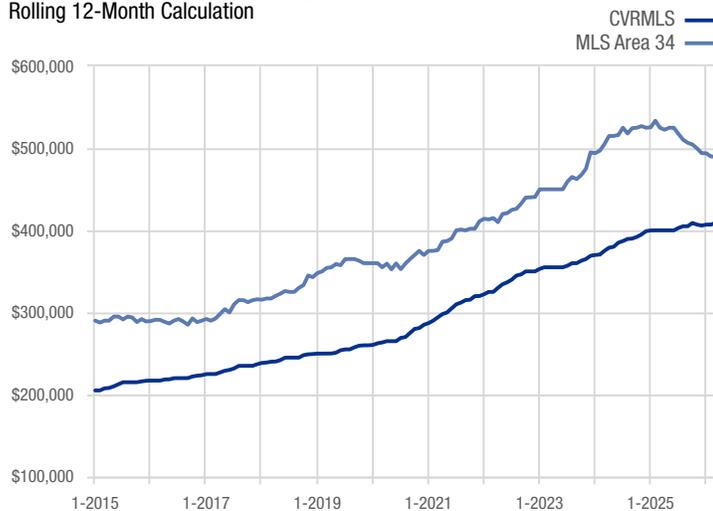
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	74	71	- 4.1%	177	179	+ 1.1%
Pending Sales	71	75	+ 5.6%	161	161	0.0%
Closed Sales	52	45	- 13.5%	126	123	- 2.4%
Days on Market Until Sale	25	21	- 16.0%	30	28	- 6.7%
Median Sales Price*	\$499,620	\$515,289	+ 3.1%	\$504,000	\$475,000	- 5.8%
Average Sales Price*	\$533,294	\$556,945	+ 4.4%	\$556,842	\$535,795	- 3.8%
Percent of Original List Price Received*	99.4%	100.3%	+ 0.9%	99.3%	98.5%	- 0.8%
Inventory of Homes for Sale	59	49	- 16.9%	—	—	—
Months Supply of Inventory	1.1	0.8	- 27.3%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	56	60	+ 7.1%	129	173	+ 34.1%
Pending Sales	38	62	+ 63.2%	109	135	+ 23.9%
Closed Sales	49	33	- 32.7%	96	98	+ 2.1%
Days on Market Until Sale	21	41	+ 95.2%	26	53	+ 103.8%
Median Sales Price*	\$429,440	\$360,000	- 16.2%	\$435,000	\$382,495	- 12.1%
Average Sales Price*	\$418,088	\$393,361	- 5.9%	\$425,380	\$397,970	- 6.4%
Percent of Original List Price Received*	100.4%	97.9%	- 2.5%	100.2%	97.9%	- 2.3%
Inventory of Homes for Sale	80	91	+ 13.8%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

* 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.

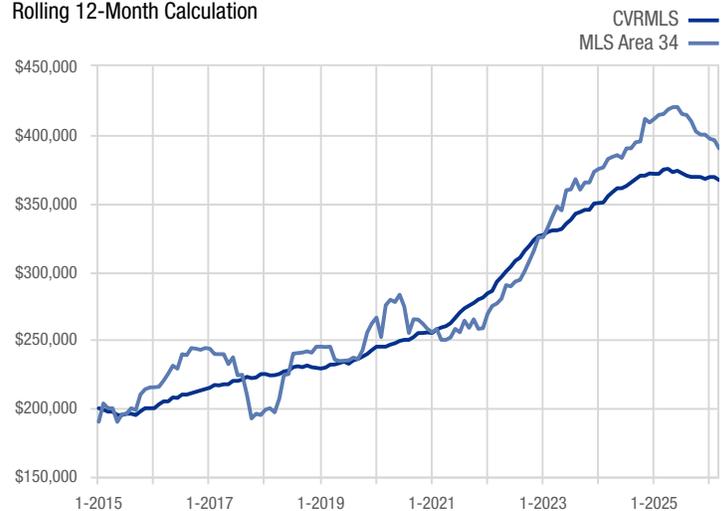
Median Sales Price - Single-Family

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.