

# Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 34

34-Henrico

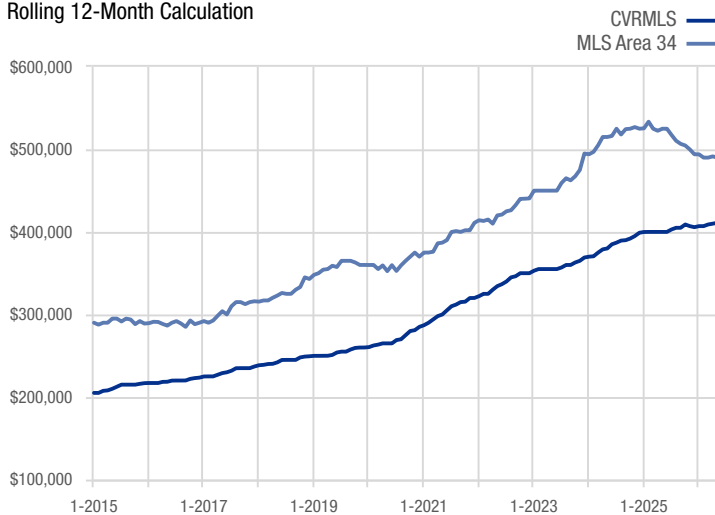
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	73	<b>85</b>	+ 16.4%	348	<b>338</b>	- 2.9%
Pending Sales	69	<b>61</b>	- 11.6%	304	<b>280</b>	- 7.9%
Closed Sales	76	<b>63</b>	- 17.1%	264	<b>255</b>	- 3.4%
Days on Market Until Sale	17	<b>12</b>	- 29.4%	24	<b>20</b>	- 16.7%
Median Sales Price*	\$550,000	<b>\$550,000</b>	0.0%	\$510,432	<b>\$499,950</b>	- 2.1%
Average Sales Price*	\$641,457	<b>\$626,389</b>	- 2.3%	\$577,271	<b>\$574,128</b>	- 0.5%
Percent of Original List Price Received*	102.1%	<b>101.3%</b>	- 0.8%	100.7%	<b>100.3%</b>	- 0.4%
Inventory of Homes for Sale	76	<b>74</b>	- 2.6%	—	—	—
Months Supply of Inventory	1.4	<b>1.3</b>	- 7.1%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	73	<b>67</b>	- 8.2%	274	<b>314</b>	+ 14.6%
Pending Sales	50	<b>54</b>	+ 8.0%	199	<b>258</b>	+ 29.6%
Closed Sales	44	<b>71</b>	+ 61.4%	172	<b>222</b>	+ 29.1%
Days on Market Until Sale	20	<b>28</b>	+ 40.0%	25	<b>45</b>	+ 80.0%
Median Sales Price*	\$412,500	<b>\$410,845</b>	- 0.4%	\$435,000	<b>\$396,495</b>	- 8.9%
Average Sales Price*	\$419,204	<b>\$414,034</b>	- 1.2%	\$425,613	<b>\$406,164</b>	- 4.6%
Percent of Original List Price Received*	99.3%	<b>99.0%</b>	- 0.3%	99.9%	<b>98.4%</b>	- 1.5%
Inventory of Homes for Sale	114	<b>89</b>	- 21.9%	—	—	—
Months Supply of Inventory	3.0	<b>1.9</b>	- 36.7%	—	—	—

\* 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.

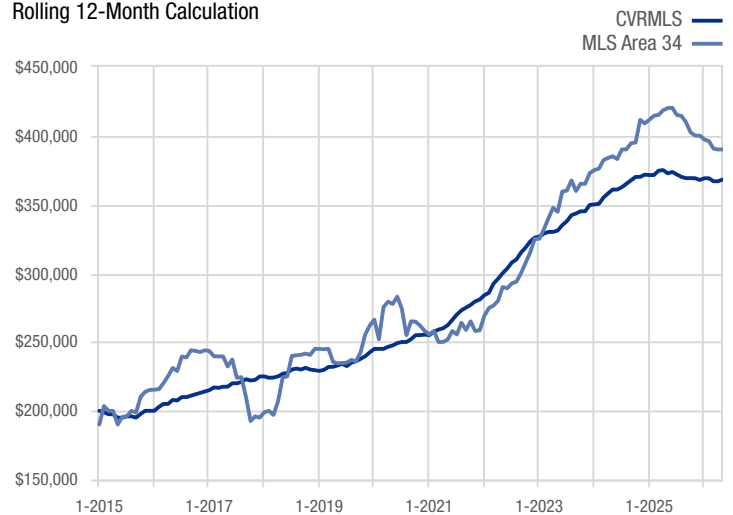
### Median Sales Price - Single-Family

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.