

# Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 40

40-Henrico

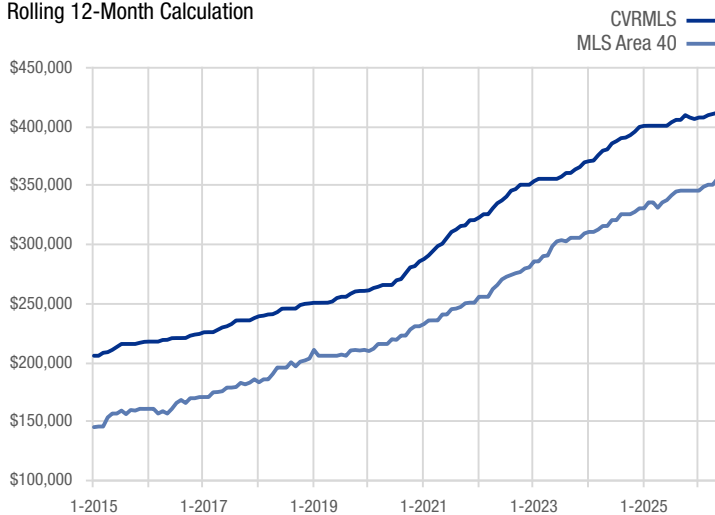
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	54	35	- 35.2%	253	234	- 7.5%
Pending Sales	42	36	- 14.3%	207	200	- 3.4%
Closed Sales	50	51	+ 2.0%	189	189	0.0%
Days on Market Until Sale	37	15	- 59.5%	43	36	- 16.3%
Median Sales Price*	\$340,000	<b>\$362,500</b>	+ 6.6%	\$330,000	<b>\$360,000</b>	+ 9.1%
Average Sales Price*	\$337,886	<b>\$362,633</b>	+ 7.3%	\$338,059	<b>\$359,588</b>	+ 6.4%
Percent of Original List Price Received*	100.6%	<b>101.0%</b>	+ 0.4%	99.2%	<b>100.0%</b>	+ 0.8%
Inventory of Homes for Sale	71	49	- 31.0%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	38	14	- 63.2%	136	82	- 39.7%
Pending Sales	21	11	- 47.6%	71	42	- 40.8%
Closed Sales	12	11	- 8.3%	32	35	+ 9.4%
Days on Market Until Sale	37	29	- 21.6%	56	42	- 25.0%
Median Sales Price*	\$380,000	<b>\$355,950</b>	- 6.3%	\$374,430	<b>\$349,900</b>	- 6.6%
Average Sales Price*	\$468,495	<b>\$476,641</b>	+ 1.7%	\$455,593	<b>\$421,056</b>	- 7.6%
Percent of Original List Price Received*	97.1%	<b>97.7%</b>	+ 0.6%	96.7%	<b>97.9%</b>	+ 1.2%
Inventory of Homes for Sale	52	34	- 34.6%	—	—	—
Months Supply of Inventory	5.7	3.5	- 38.6%	—	—	—

\* 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.

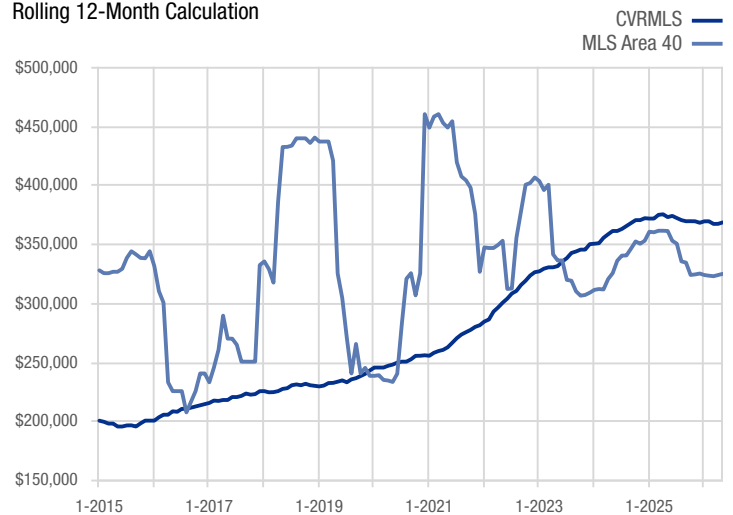
### Median Sales Price - Single-Family

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.