

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

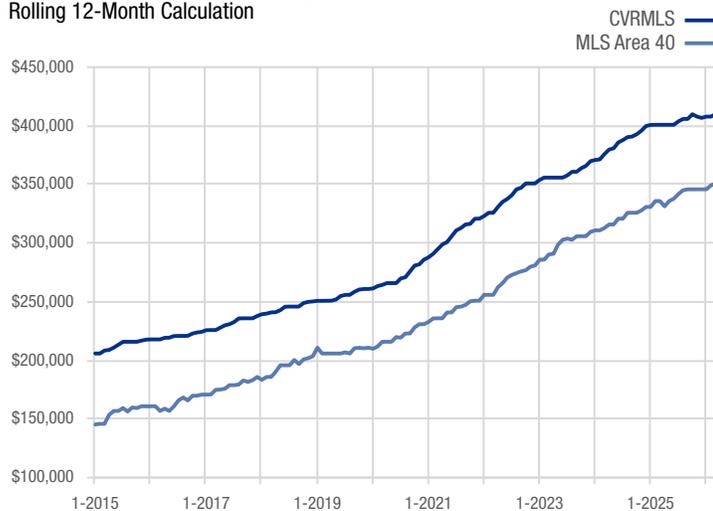
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	52	65	+ 25.0%	147	142	- 3.4%
Pending Sales	41	51	+ 24.4%	117	121	+ 3.4%
Closed Sales	29	39	+ 34.5%	95	95	0.0%
Days on Market Until Sale	35	32	- 8.6%	51	46	- 9.8%
Median Sales Price*	\$330,000	\$382,000	+ 15.8%	\$327,500	\$370,000	+ 13.0%
Average Sales Price*	\$339,032	\$385,934	+ 13.8%	\$337,922	\$373,938	+ 10.7%
Percent of Original List Price Received*	98.1%	99.4%	+ 1.3%	98.0%	99.4%	+ 1.4%
Inventory of Homes for Sale	66	54	- 18.2%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	19	18	- 5.3%	49	46	- 6.1%
Pending Sales	14	9	- 35.7%	36	22	- 38.9%
Closed Sales	8	5	- 37.5%	15	15	0.0%
Days on Market Until Sale	62	39	- 37.1%	72	49	- 31.9%
Median Sales Price*	\$624,685	\$333,886	- 46.6%	\$475,000	\$323,400	- 31.9%
Average Sales Price*	\$560,386	\$400,975	- 28.4%	\$493,842	\$389,369	- 21.2%
Percent of Original List Price Received*	101.4%	95.8%	- 5.5%	96.1%	97.5%	+ 1.5%
Inventory of Homes for Sale	26	30	+ 15.4%	—	—	—
Months Supply of Inventory	3.4	2.8	- 17.6%	—	—	—

* 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.

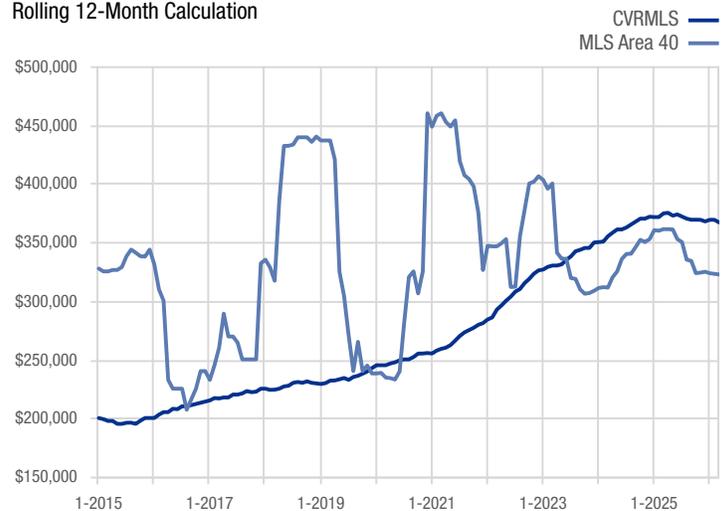
Median Sales Price - Single-Family

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.