

Local Market Update – March 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

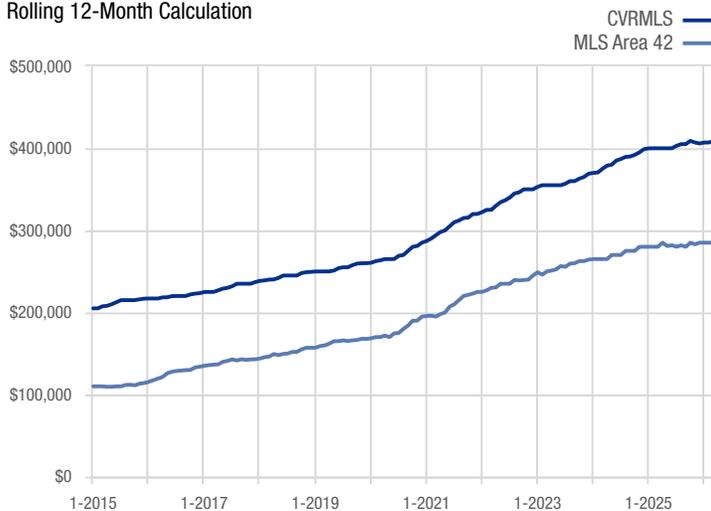
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	39	25	- 35.9%	104	95	- 8.7%
Pending Sales	38	31	- 18.4%	84	90	+ 7.1%
Closed Sales	20	28	+ 40.0%	64	79	+ 23.4%
Days on Market Until Sale	12	25	+ 108.3%	24	35	+ 45.8%
Median Sales Price*	\$270,385	\$262,475	- 2.9%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$293,353	\$274,460	- 6.4%	\$291,301	\$288,848	- 0.8%
Percent of Original List Price Received*	98.2%	100.2%	+ 2.0%	97.6%	97.9%	+ 0.3%
Inventory of Homes for Sale	36	38	+ 5.6%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

Condo/Town	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	12	8	- 33.3%	23	22	- 4.3%
Pending Sales	7	9	+ 28.6%	17	19	+ 11.8%
Closed Sales	9	7	- 22.2%	22	10	- 54.5%
Days on Market Until Sale	30	28	- 6.7%	28	36	+ 28.6%
Median Sales Price*	\$353,218	\$255,000	- 27.8%	\$316,500	\$259,000	- 18.2%
Average Sales Price*	\$297,910	\$239,351	- 19.7%	\$280,395	\$244,646	- 12.7%
Percent of Original List Price Received*	99.8%	96.3%	- 3.5%	99.8%	97.3%	- 2.5%
Inventory of Homes for Sale	13	9	- 30.8%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

* 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.

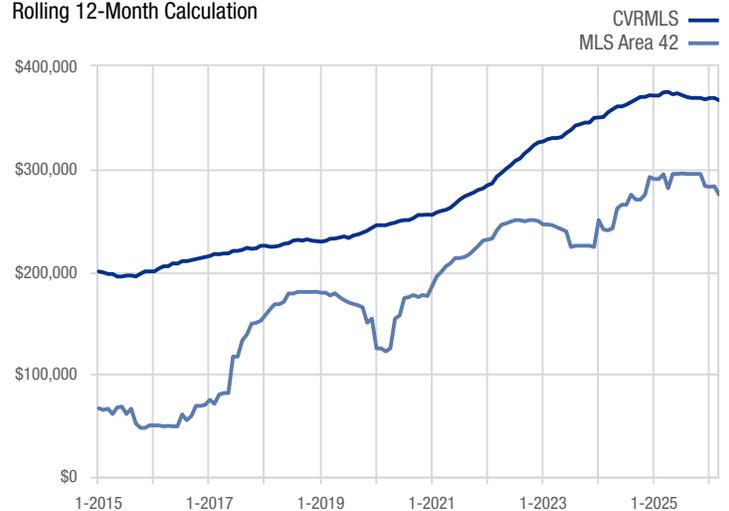
Median Sales Price - Single-Family

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.