

Local Market Update – May 2026

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

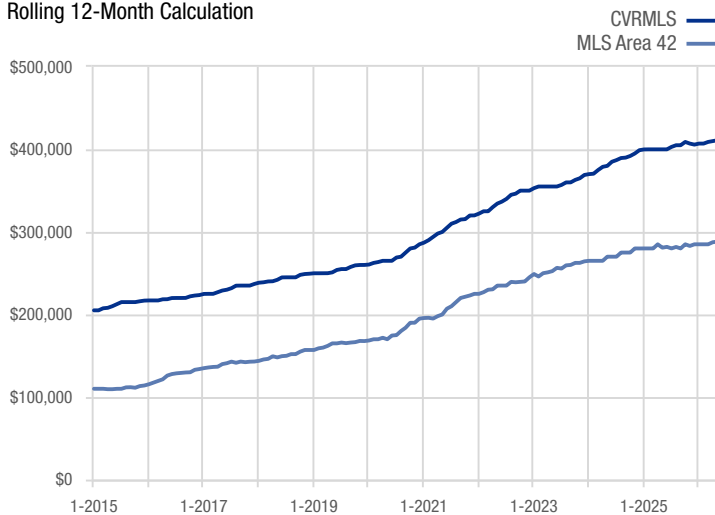
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	44	46	+ 4.5%	198	191	- 3.5%
Pending Sales	31	38	+ 22.6%	154	161	+ 4.5%
Closed Sales	38	30	- 21.1%	136	140	+ 2.9%
Days on Market Until Sale	22	20	- 9.1%	24	29	+ 20.8%
Median Sales Price*	\$275,000	\$272,500	- 0.9%	\$275,500	\$289,000	+ 4.9%
Average Sales Price*	\$274,392	\$272,633	- 0.6%	\$286,678	\$291,715	+ 1.8%
Percent of Original List Price Received*	99.4%	99.3%	- 0.1%	98.3%	99.7%	+ 1.4%
Inventory of Homes for Sale	48	49	+ 2.1%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Condo/Town	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	14	11	- 21.4%	53	45	- 15.1%
Pending Sales	10	8	- 20.0%	40	34	- 15.0%
Closed Sales	11	5	- 54.5%	39	22	- 43.6%
Days on Market Until Sale	22	29	+ 31.8%	25	33	+ 32.0%
Median Sales Price*	\$359,223	\$294,000	- 18.2%	\$299,000	\$238,000	- 20.4%
Average Sales Price*	\$332,634	\$278,331	- 16.3%	\$289,821	\$238,073	- 17.9%
Percent of Original List Price Received*	99.1%	97.2%	- 1.9%	99.7%	97.8%	- 1.9%
Inventory of Homes for Sale	16	12	- 25.0%	—	—	—
Months Supply of Inventory	2.1	1.8	- 14.3%	—	—	—

* 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.

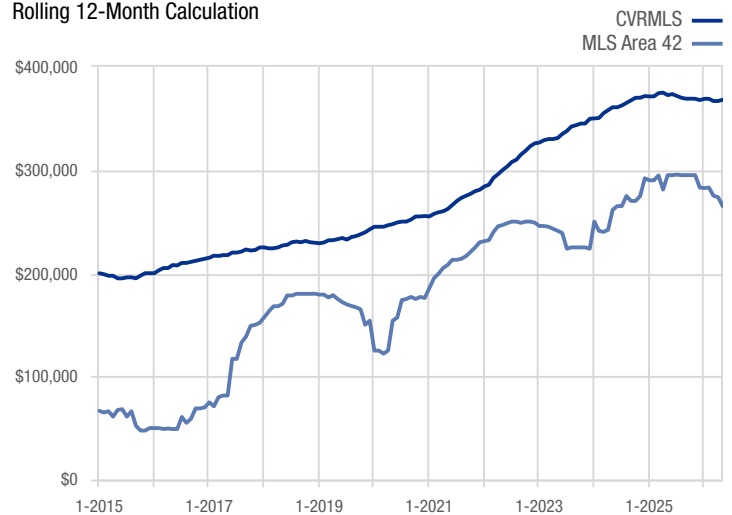
Median Sales Price - Single-Family

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.