

MLS Area 22

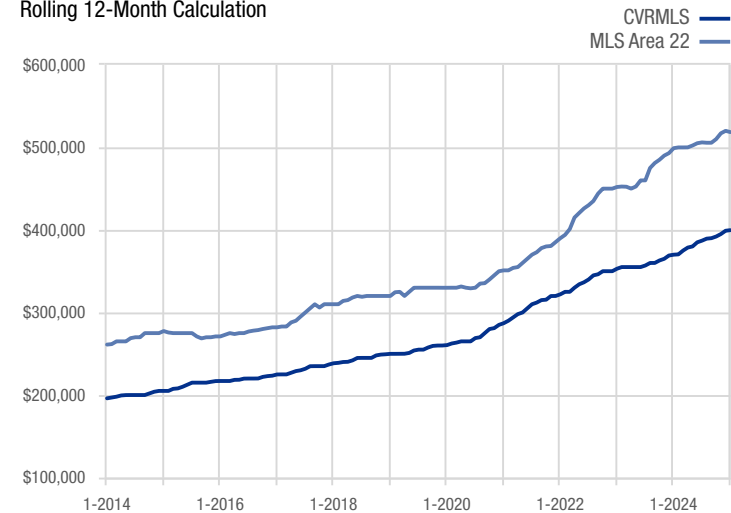
22-Henrico

Single Family	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	50	42	- 16.0%	50	42	- 16.0%
Pending Sales	41	43	+ 4.9%	41	43	+ 4.9%
Closed Sales	24	42	+ 75.0%	24	42	+ 75.0%
Days on Market Until Sale	17	24	+ 41.2%	17	24	+ 41.2%
Median Sales Price*	\$520,000	\$457,500	- 12.0%	\$520,000	\$457,500	- 12.0%
Average Sales Price*	\$641,767	\$529,450	- 17.5%	\$641,767	\$529,450	- 17.5%
Percent of Original List Price Received*	99.9%	100.6%	+ 0.7%	99.9%	100.6%	+ 0.7%
Inventory of Homes for Sale	50	35	- 30.0%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

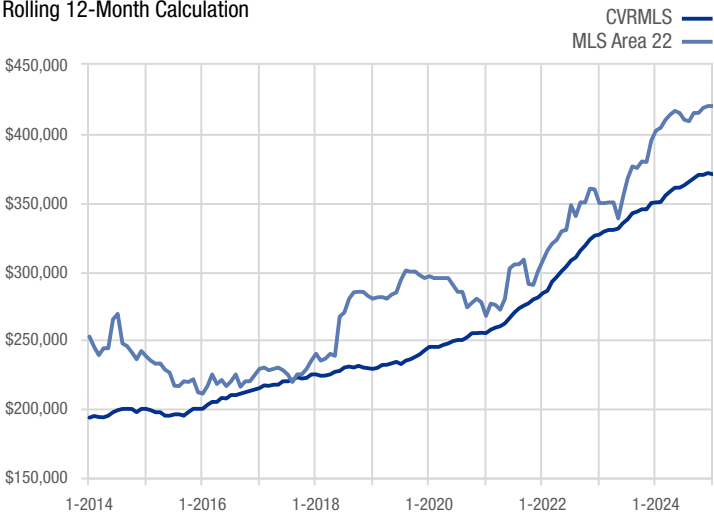
Condo/Town	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	53	44	- 17.0%	53	44	- 17.0%
Pending Sales	32	35	+ 9.4%	32	35	+ 9.4%
Closed Sales	22	24	+ 9.1%	22	24	+ 9.1%
Days on Market Until Sale	36	49	+ 36.1%	36	49	+ 36.1%
Median Sales Price*	\$429,029	\$356,000	- 17.0%	\$429,029	\$356,000	- 17.0%
Average Sales Price*	\$402,521	\$399,405	- 0.8%	\$402,521	\$399,405	- 0.8%
Percent of Original List Price Received*	99.5%	94.6%	- 4.9%	99.5%	94.6%	- 4.9%
Inventory of Homes for Sale	56	57	+ 1.8%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

\* 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.