

Local Market Update – January 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

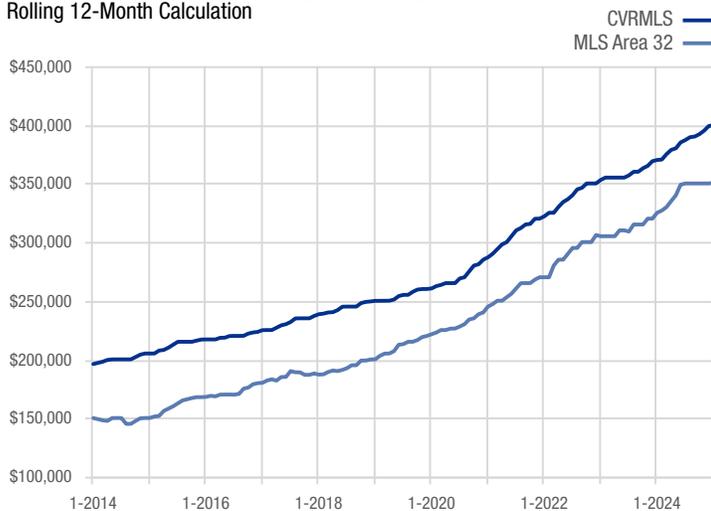
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	34	24	- 29.4%	34	24	- 29.4%
Pending Sales	28	22	- 21.4%	28	22	- 21.4%
Closed Sales	21	20	- 4.8%	21	20	- 4.8%
Days on Market Until Sale	11	19	+ 72.7%	11	19	+ 72.7%
Median Sales Price*	\$349,900	\$350,500	+ 0.2%	\$349,900	\$350,500	+ 0.2%
Average Sales Price*	\$359,469	\$353,670	- 1.6%	\$359,469	\$353,670	- 1.6%
Percent of Original List Price Received*	102.2%	102.8%	+ 0.6%	102.2%	102.8%	+ 0.6%
Inventory of Homes for Sale	27	28	+ 3.7%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

Condo/Town	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	9	7	- 22.2%	9	7	- 22.2%
Pending Sales	18	7	- 61.1%	18	7	- 61.1%
Closed Sales	2	8	+ 300.0%	2	8	+ 300.0%
Days on Market Until Sale	26	40	+ 53.8%	26	40	+ 53.8%
Median Sales Price*	\$309,750	\$240,635	- 22.3%	\$309,750	\$240,635	- 22.3%
Average Sales Price*	\$309,750	\$259,783	- 16.1%	\$309,750	\$259,783	- 16.1%
Percent of Original List Price Received*	95.1%	95.2%	+ 0.1%	95.1%	95.2%	+ 0.1%
Inventory of Homes for Sale	9	26	+ 188.9%	—	—	—
Months Supply of Inventory	0.8	3.9	+ 387.5%	—	—	—

* 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.

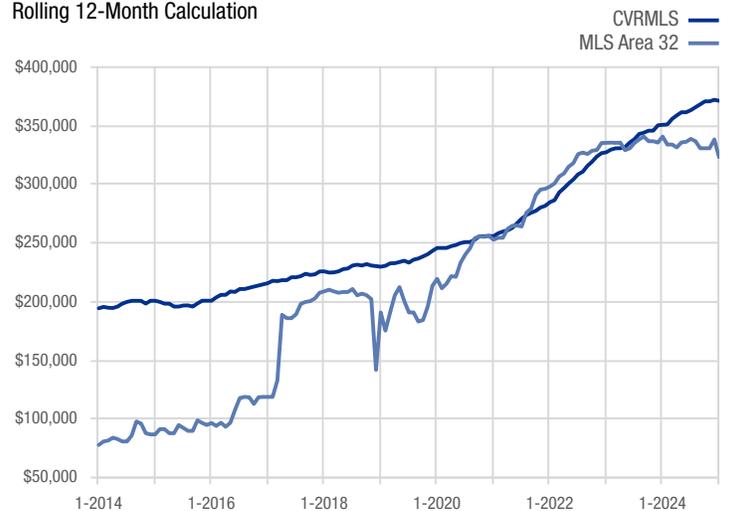
Median Sales Price - Single-Family

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.