

Local Market Update – January 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

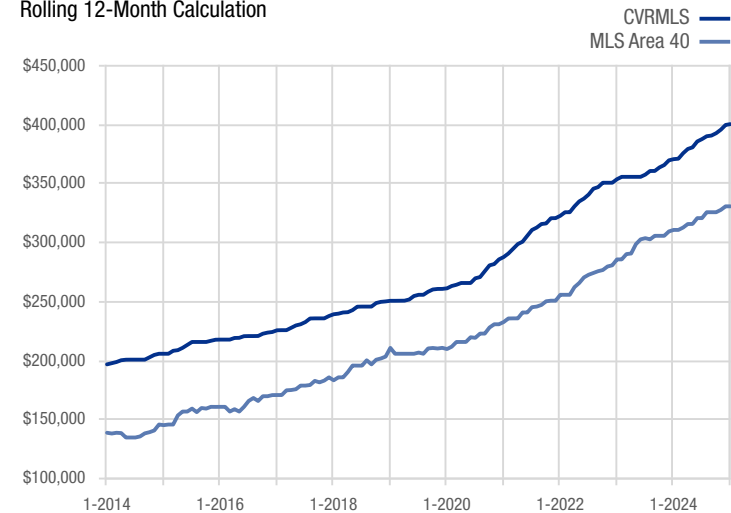
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	51	45	- 11.8%	51	45	- 11.8%
Pending Sales	31	35	+ 12.9%	31	35	+ 12.9%
Closed Sales	28	36	+ 28.6%	28	36	+ 28.6%
Days on Market Until Sale	42	64	+ 52.4%	42	64	+ 52.4%
Median Sales Price*	\$316,750	\$310,000	- 2.1%	\$316,750	\$310,000	- 2.1%
Average Sales Price*	\$319,885	\$334,896	+ 4.7%	\$319,885	\$334,896	+ 4.7%
Percent of Original List Price Received*	97.4%	97.9%	+ 0.5%	97.4%	97.9%	+ 0.5%
Inventory of Homes for Sale	73	59	- 19.2%	—	—	—
Months Supply of Inventory	1.9	1.5	- 21.1%	—	—	—

Condo/Town	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	4	17	+ 325.0%	4	17	+ 325.0%
Pending Sales	9	11	+ 22.2%	9	11	+ 22.2%
Closed Sales	5	5	0.0%	5	5	0.0%
Days on Market Until Sale	44	80	+ 81.8%	44	80	+ 81.8%
Median Sales Price*	\$351,635	\$475,000	+ 35.1%	\$351,635	\$475,000	+ 35.1%
Average Sales Price*	\$437,091	\$447,937	+ 2.5%	\$437,091	\$447,937	+ 2.5%
Percent of Original List Price Received*	99.8%	92.0%	- 7.8%	99.8%	92.0%	- 7.8%
Inventory of Homes for Sale	21	30	+ 42.9%	—	—	—
Months Supply of Inventory	4.1	4.3	+ 4.9%	—	—	—

* 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.

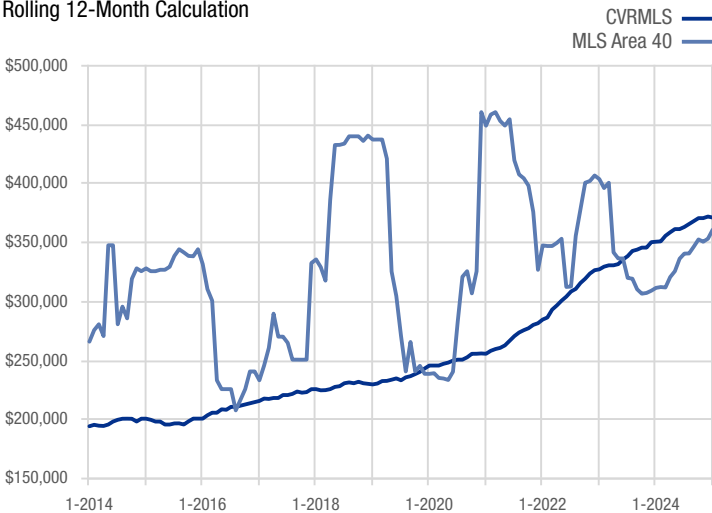
Median Sales Price - Single-Family

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.