

MLS Area 42

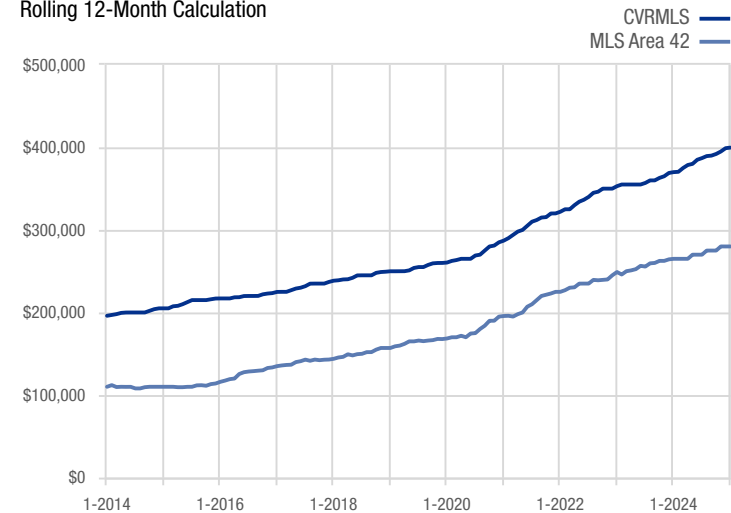
42-Henrico

Single Family	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	26	33	+ 26.9%	26	33	+ 26.9%
Pending Sales	21	23	+ 9.5%	21	23	+ 9.5%
Closed Sales	20	26	+ 30.0%	20	26	+ 30.0%
Days on Market Until Sale	16	26	+ 62.5%	16	26	+ 62.5%
Median Sales Price*	\$284,500	\$300,000	+ 5.4%	\$284,500	\$300,000	+ 5.4%
Average Sales Price*	\$281,478	\$294,772	+ 4.7%	\$281,478	\$294,772	+ 4.7%
Percent of Original List Price Received*	98.9%	96.9%	- 2.0%	98.9%	96.9%	- 2.0%
Inventory of Homes for Sale	38	38	0.0%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

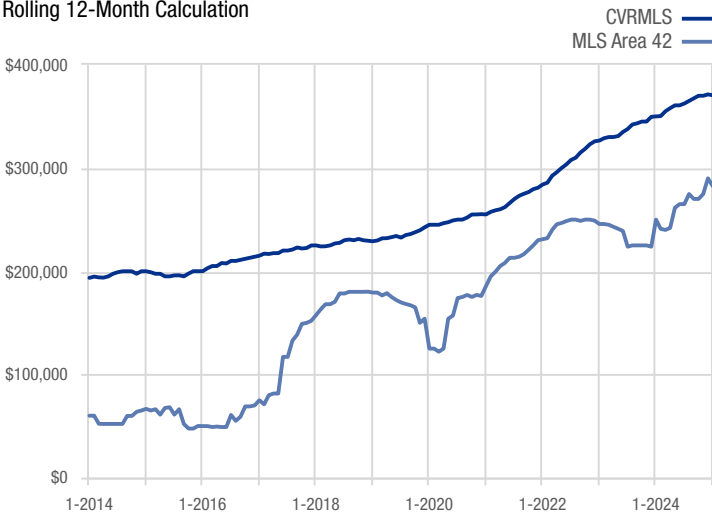
Condo/Town	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	6	6	0.0%	6	6	0.0%
Pending Sales	6	3	- 50.0%	6	3	- 50.0%
Closed Sales	9	8	- 11.1%	9	8	- 11.1%
Days on Market Until Sale	41	32	- 22.0%	41	32	- 22.0%
Median Sales Price*	\$338,235	\$317,000	- 6.3%	\$338,235	\$317,000	- 6.3%
Average Sales Price*	\$304,358	\$293,964	- 3.4%	\$304,358	\$293,964	- 3.4%
Percent of Original List Price Received*	101.7%	99.8%	- 1.9%	101.7%	99.8%	- 1.9%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.0	1.7	+ 70.0%	—	—	—

* 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.