

Local Market Update – March 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

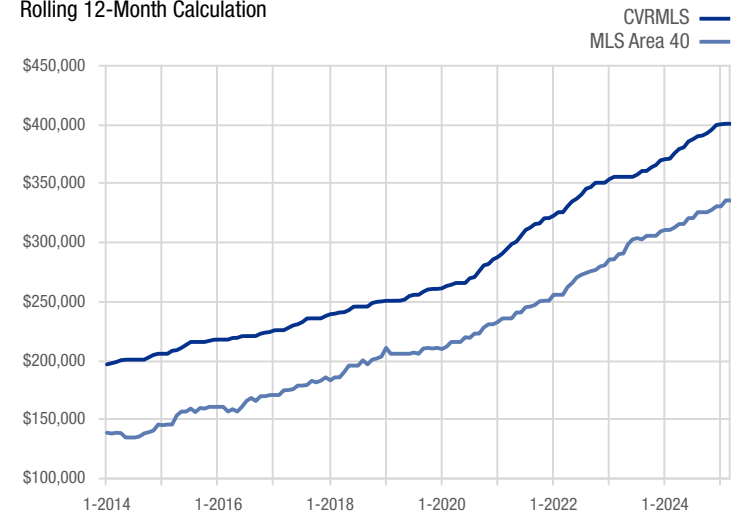
Single Family	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	41	50	+ 22.0%	131	145	+ 10.7%
Pending Sales	44	46	+ 4.5%	110	118	+ 7.3%
Closed Sales	32	29	- 9.4%	92	91	- 1.1%
Days on Market Until Sale	30	35	+ 16.7%	33	51	+ 54.5%
Median Sales Price*	\$332,500	\$330,000	- 0.8%	\$312,500	\$327,500	+ 4.8%
Average Sales Price*	\$316,212	\$339,032	+ 7.2%	\$318,310	\$337,922	+ 6.2%
Percent of Original List Price Received*	97.3%	98.1%	+ 0.8%	97.1%	98.0%	+ 0.9%
Inventory of Homes for Sale	57	58	+ 1.8%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	16	19	+ 18.8%	26	49	+ 88.5%
Pending Sales	9	14	+ 55.6%	25	38	+ 52.0%
Closed Sales	2	8	+ 300.0%	14	15	+ 7.1%
Days on Market Until Sale	12	62	+ 416.7%	35	72	+ 105.7%
Median Sales Price*	\$410,788	\$624,685	+ 52.1%	\$335,818	\$475,000	+ 41.4%
Average Sales Price*	\$410,788	\$560,386	+ 36.4%	\$440,636	\$493,842	+ 12.1%
Percent of Original List Price Received*	94.8%	101.4%	+ 7.0%	98.8%	96.1%	- 2.7%
Inventory of Homes for Sale	20	24	+ 20.0%	—	—	—
Months Supply of Inventory	3.6	3.1	- 13.9%	—	—	—

* 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.

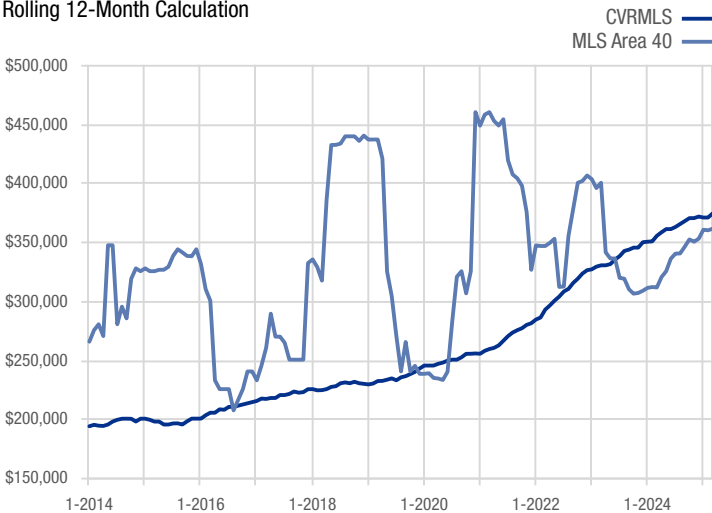
Median Sales Price - Single-Family

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.