

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

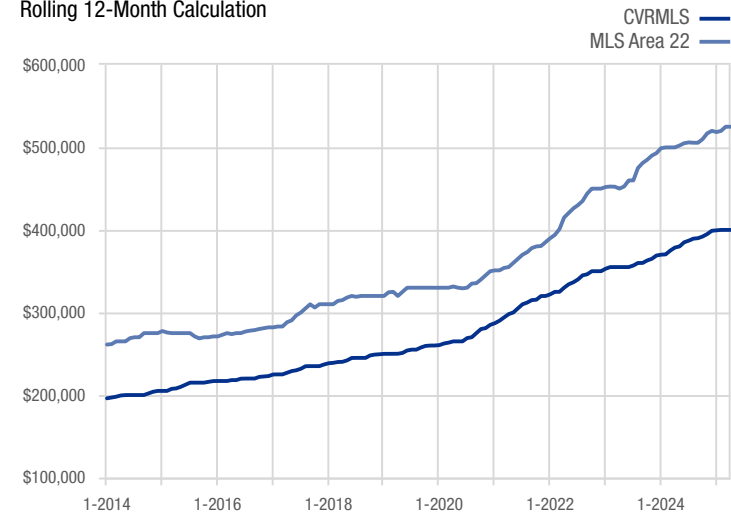
Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	106	127	+ 19.8%	328	324	- 1.2%
Pending Sales	87	100	+ 14.9%	284	273	- 3.9%
Closed Sales	90	76	- 15.6%	226	215	- 4.9%
Days on Market Until Sale	17	11	- 35.3%	18	18	0.0%
Median Sales Price*	\$541,000	\$532,100	- 1.6%	\$500,000	\$510,500	+ 2.1%
Average Sales Price*	\$622,344	\$700,377	+ 12.5%	\$608,703	\$627,737	+ 3.1%
Percent of Original List Price Received*	104.8%	104.9%	+ 0.1%	103.1%	103.2%	+ 0.1%
Inventory of Homes for Sale	63	76	+ 20.6%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	36	53	+ 47.2%	158	195	+ 23.4%
Pending Sales	44	32	- 27.3%	148	148	0.0%
Closed Sales	45	49	+ 8.9%	130	145	+ 11.5%
Days on Market Until Sale	36	31	- 13.9%	29	38	+ 31.0%
Median Sales Price*	\$420,090	\$465,000	+ 10.7%	\$421,213	\$432,685	+ 2.7%
Average Sales Price*	\$466,500	\$447,386	- 4.1%	\$452,951	\$452,748	- 0.0%
Percent of Original List Price Received*	100.3%	98.6%	- 1.7%	100.8%	98.3%	- 2.5%
Inventory of Homes for Sale	37	69	+ 86.5%	—	—	—
Months Supply of Inventory	1.1	1.9	+ 72.7%	—	—	—

* 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.

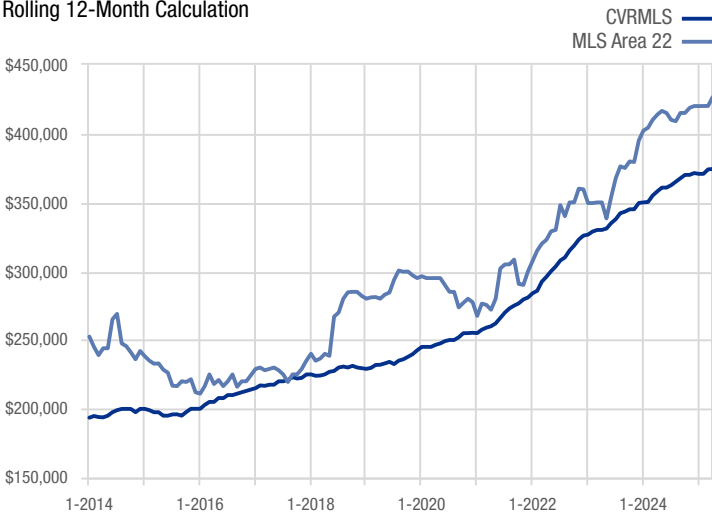
Median Sales Price - Single-Family

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.