

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

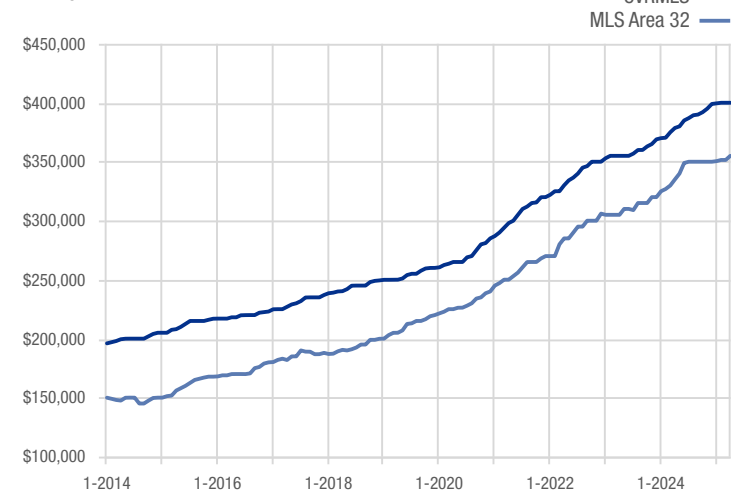
32-Henrico

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	39	51	+ 30.8%	140	157	+ 12.1%
Pending Sales	35	39	+ 11.4%	130	138	+ 6.2%
Closed Sales	40	48	+ 20.0%	118	118	0.0%
Days on Market Until Sale	16	15	- 6.3%	19	28	+ 47.4%
Median Sales Price*	\$358,250	\$363,000	+ 1.3%	\$350,000	\$358,000	+ 2.3%
Average Sales Price*	\$367,810	\$363,208	- 1.3%	\$361,578	\$363,456	+ 0.5%
Percent of Original List Price Received*	103.7%	103.4%	- 0.3%	102.2%	101.3%	- 0.9%
Inventory of Homes for Sale	21	36	+ 71.4%	—	—	—
Months Supply of Inventory	0.7	1.1	+ 57.1%	—	—	—

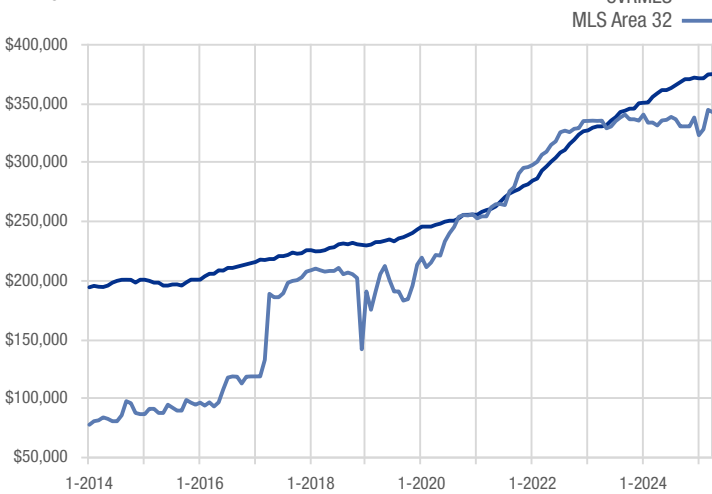
Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	9	18	+ 100.0%	38	55	+ 44.7%
Pending Sales	7	12	+ 71.4%	48	39	- 18.8%
Closed Sales	10	11	+ 10.0%	37	31	- 16.2%
Days on Market Until Sale	33	24	- 27.3%	50	36	- 28.0%
Median Sales Price*	\$289,000	\$225,000	- 22.1%	\$314,000	\$260,000	- 17.2%
Average Sales Price*	\$284,140	\$275,655	- 3.0%	\$280,131	\$284,595	+ 1.6%
Percent of Original List Price Received*	102.3%	99.3%	- 2.9%	99.6%	97.0%	- 2.6%
Inventory of Homes for Sale	5	39	+ 680.0%	—	—	—
Months Supply of Inventory	0.5	5.7	+ 1,040.0%	—	—	—

* 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



Median Sales Price - Condo/Town



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.