

MLS Area 34

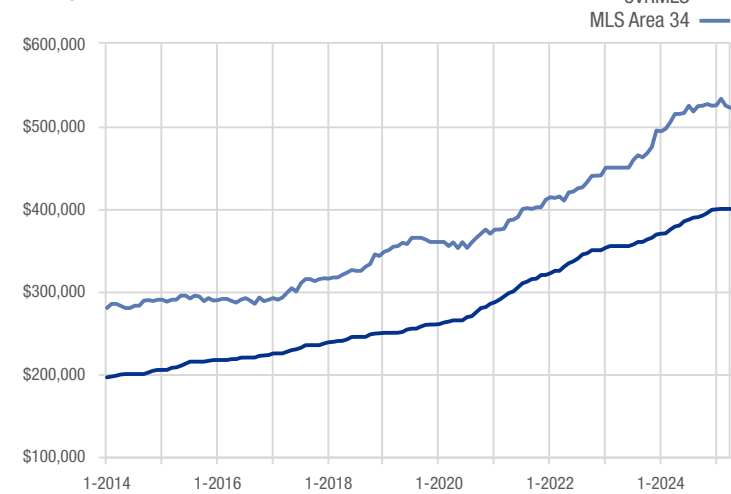
34-Henrico

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	90	94	+ 4.4%	244	271	+ 11.1%
Pending Sales	68	74	+ 8.8%	213	227	+ 6.6%
Closed Sales	53	62	+ 17.0%	189	180	- 4.8%
Days on Market Until Sale	19	20	+ 5.3%	17	26	+ 52.9%
Median Sales Price*	\$580,000	\$490,000	- 15.5%	\$495,000	\$500,000	+ 1.0%
Average Sales Price*	\$616,407	\$537,874	- 12.7%	\$576,836	\$550,378	- 4.6%
Percent of Original List Price Received*	103.8%	101.8%	- 1.9%	102.0%	100.1%	- 1.9%
Inventory of Homes for Sale	53	68	+ 28.3%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	41	63	+ 53.7%	166	187	+ 12.7%
Pending Sales	38	42	+ 10.5%	146	151	+ 3.4%
Closed Sales	33	32	- 3.0%	114	128	+ 12.3%
Days on Market Until Sale	25	30	+ 20.0%	25	27	+ 8.0%
Median Sales Price*	\$454,045	\$471,378	+ 3.8%	\$410,718	\$441,468	+ 7.5%
Average Sales Price*	\$434,059	\$435,125	+ 0.2%	\$407,489	\$427,817	+ 5.0%
Percent of Original List Price Received*	101.8%	100.1%	- 1.7%	100.7%	100.2%	- 0.5%
Inventory of Homes for Sale	45	69	+ 53.3%	—	—	—
Months Supply of Inventory	1.2	1.8	+ 50.0%	—	—	—

* 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.