

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

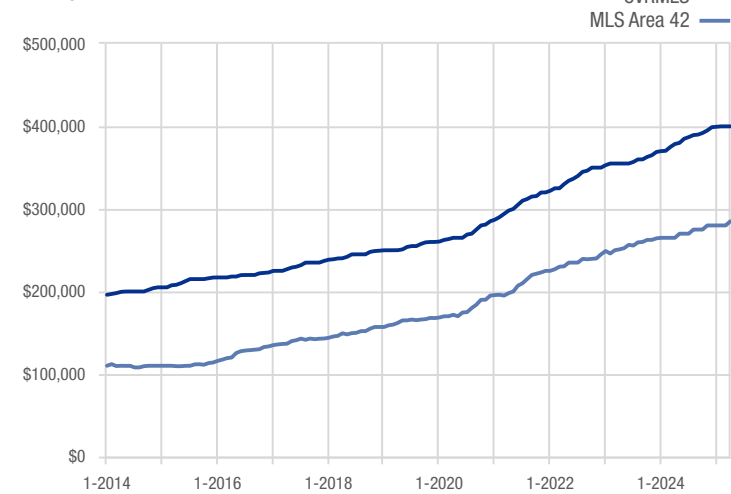
42-Henrico

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	38	50	+ 31.6%	124	154	+ 24.2%
Pending Sales	30	43	+ 43.3%	117	125	+ 6.8%
Closed Sales	32	32	0.0%	99	94	- 5.1%
Days on Market Until Sale	17	26	+ 52.9%	20	25	+ 25.0%
Median Sales Price*	\$265,000	\$287,500	+ 8.5%	\$265,000	\$276,000	+ 4.2%
Average Sales Price*	\$277,217	\$291,545	+ 5.2%	\$277,175	\$291,384	+ 5.1%
Percent of Original List Price Received*	100.9%	98.6%	- 2.3%	99.2%	97.9%	- 1.3%
Inventory of Homes for Sale	30	37	+ 23.3%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

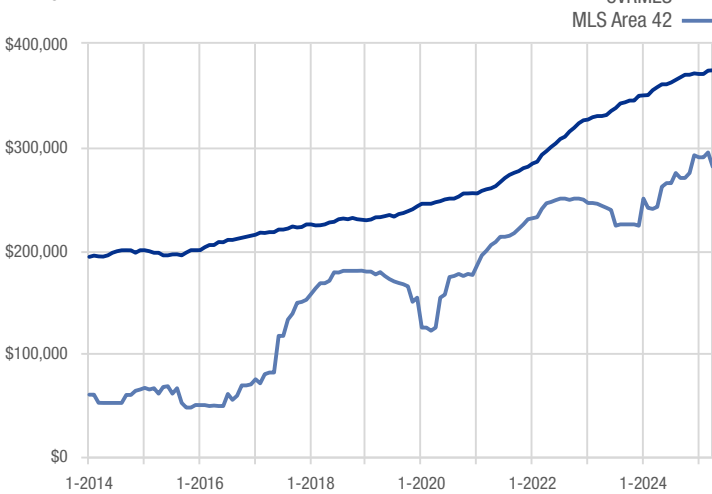
Condo/Town	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	11	17	+ 54.5%	31	40	+ 29.0%
Pending Sales	15	15	0.0%	31	33	+ 6.5%
Closed Sales	3	6	+ 100.0%	19	26	+ 36.8%
Days on Market Until Sale	4	22	+ 450.0%	39	26	- 33.3%
Median Sales Price*	\$309,490	\$252,750	- 18.3%	\$275,000	\$272,500	- 0.9%
Average Sales Price*	\$256,663	\$242,750	- 5.4%	\$265,748	\$271,708	+ 2.2%
Percent of Original List Price Received*	98.0%	100.7%	+ 2.8%	98.9%	100.0%	+ 1.1%
Inventory of Homes for Sale	6	12	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.6	+ 100.0%	—	—	—

* 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.