

MLS Area 34

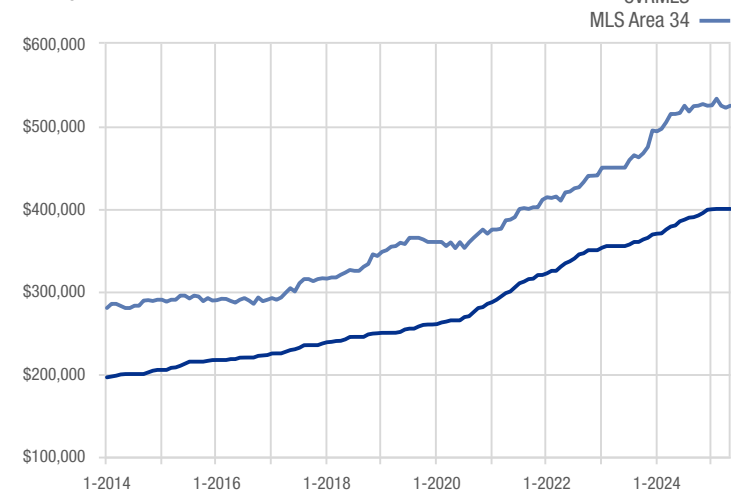
34-Henrico

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	94	70	- 25.5%	338	346	+ 2.4%
Pending Sales	70	71	+ 1.4%	283	298	+ 5.3%
Closed Sales	61	75	+ 23.0%	250	255	+ 2.0%
Days on Market Until Sale	17	17	0.0%	17	24	+ 41.2%
Median Sales Price*	\$500,000	\$550,000	+ 10.0%	\$499,950	\$510,432	+ 2.1%
Average Sales Price*	\$585,232	\$641,457	+ 9.6%	\$578,884	\$577,271	- 0.3%
Percent of Original List Price Received*	103.1%	102.1%	- 1.0%	102.3%	100.7%	- 1.6%
Inventory of Homes for Sale	70	69	- 1.4%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	56	71	+ 26.8%	222	260	+ 17.1%
Pending Sales	45	52	+ 15.6%	191	201	+ 5.2%
Closed Sales	32	44	+ 37.5%	146	172	+ 17.8%
Days on Market Until Sale	13	20	+ 53.8%	23	25	+ 8.7%
Median Sales Price*	\$345,475	\$412,500	+ 19.4%	\$392,865	\$435,000	+ 10.7%
Average Sales Price*	\$368,434	\$419,204	+ 13.8%	\$398,929	\$425,613	+ 6.7%
Percent of Original List Price Received*	101.6%	99.3%	- 2.3%	100.9%	99.9%	- 1.0%
Inventory of Homes for Sale	48	85	+ 77.1%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

* 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.