

MLS Area 40

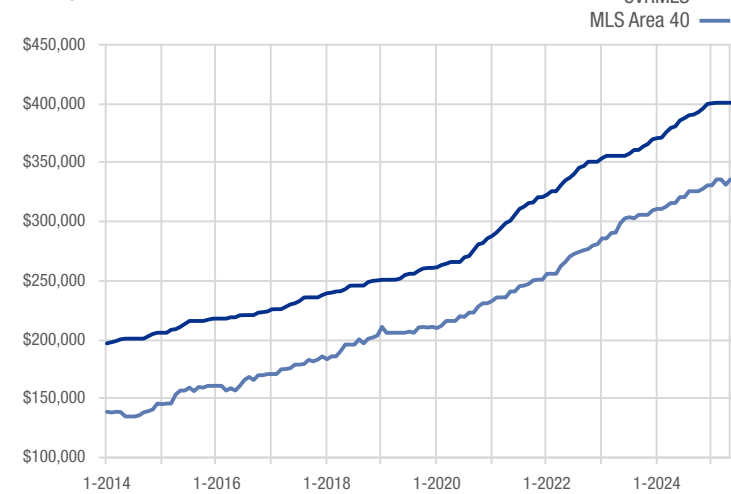
40-Henrico

Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	59	53	- 10.2%	253	252	- 0.4%
Pending Sales	58	41	- 29.3%	213	204	- 4.2%
Closed Sales	50	48	- 4.0%	183	184	+ 0.5%
Days on Market Until Sale	20	37	+ 85.0%	30	43	+ 43.3%
Median Sales Price*	\$324,500	\$340,000	+ 4.8%	\$325,000	\$330,000	+ 1.5%
Average Sales Price*	\$334,589	\$337,886	+ 1.0%	\$335,593	\$338,059	+ 0.7%
Percent of Original List Price Received*	99.3%	100.6%	+ 1.3%	98.3%	99.2%	+ 0.9%
Inventory of Homes for Sale	61	64	+ 4.9%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

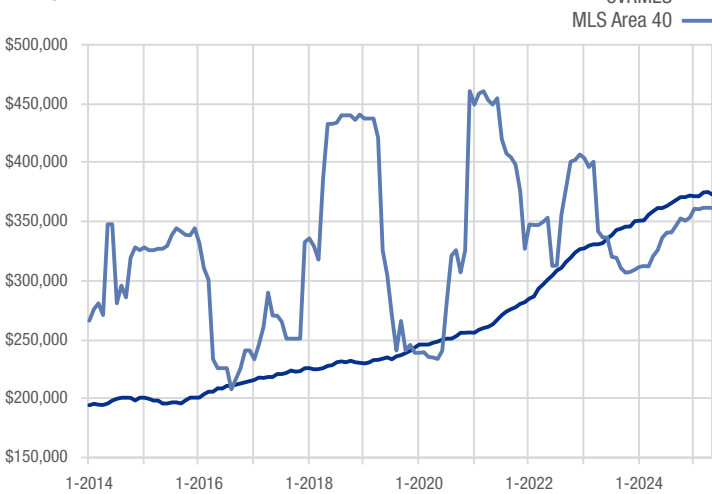
Condo/Town	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	9	36	+ 300.0%	46	134	+ 191.3%
Pending Sales	9	22	+ 144.4%	42	73	+ 73.8%
Closed Sales	9	12	+ 33.3%	34	32	- 5.9%
Days on Market Until Sale	24	37	+ 54.2%	30	56	+ 86.7%
Median Sales Price*	\$570,000	\$380,000	- 33.3%	\$344,106	\$374,430	+ 8.8%
Average Sales Price*	\$509,884	\$468,495	- 8.1%	\$480,445	\$455,593	- 5.2%
Percent of Original List Price Received*	97.9%	97.1%	- 0.8%	98.6%	96.7%	- 1.9%
Inventory of Homes for Sale	16	48	+ 200.0%	—	—	—
Months Supply of Inventory	2.9	5.1	+ 75.9%	—	—	—

\* 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.