

Local Market Update – May 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

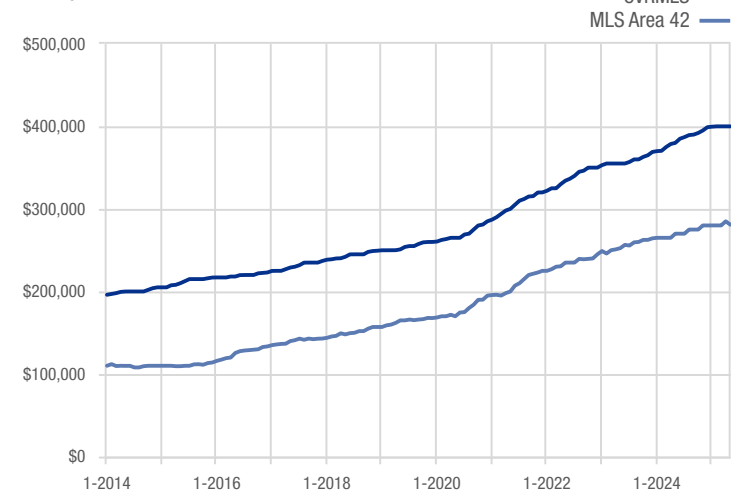
42-Henrico

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	32	44	+ 37.5%	156	198	+ 26.9%
Pending Sales	31	34	+ 9.7%	148	156	+ 5.4%
Closed Sales	33	36	+ 9.1%	132	130	- 1.5%
Days on Market Until Sale	32	22	- 31.3%	23	24	+ 4.3%
Median Sales Price*	\$285,000	\$275,000	- 3.5%	\$270,000	\$275,500	+ 2.0%
Average Sales Price*	\$293,831	\$274,392	- 6.6%	\$281,339	\$286,678	+ 1.9%
Percent of Original List Price Received*	101.7%	99.4%	- 2.3%	99.8%	98.3%	- 1.5%
Inventory of Homes for Sale	27	43	+ 59.3%	—	—	—
Months Supply of Inventory	0.9	1.5	+ 66.7%	—	—	—

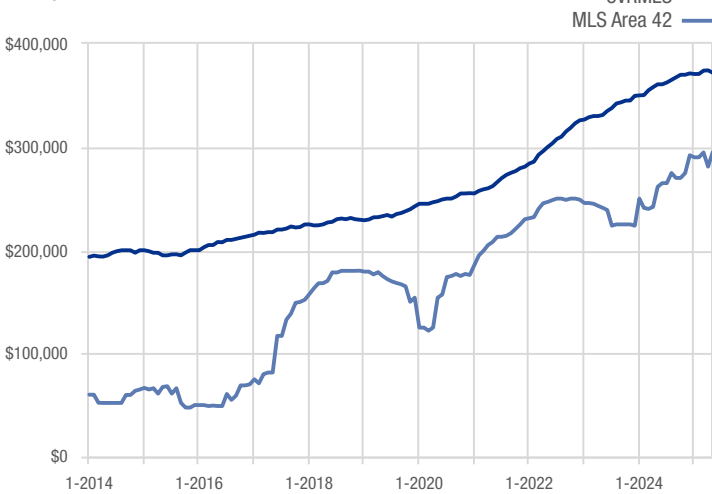
Condo/Town	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	7	14	+ 100.0%	38	54	+ 42.1%
Pending Sales	5	12	+ 140.0%	36	43	+ 19.4%
Closed Sales	14	10	- 28.6%	33	36	+ 9.1%
Days on Market Until Sale	11	20	+ 81.8%	27	25	- 7.4%
Median Sales Price*	\$289,488	\$334,612	+ 15.6%	\$275,000	\$297,000	+ 8.0%
Average Sales Price*	\$266,010	\$329,249	+ 23.8%	\$265,859	\$287,691	+ 8.2%
Percent of Original List Price Received*	101.4%	99.1%	- 2.3%	99.9%	99.7%	- 0.2%
Inventory of Homes for Sale	8	14	+ 75.0%	—	—	—
Months Supply of Inventory	1.0	1.8	+ 80.0%	—	—	—

* 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.