

# Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 22

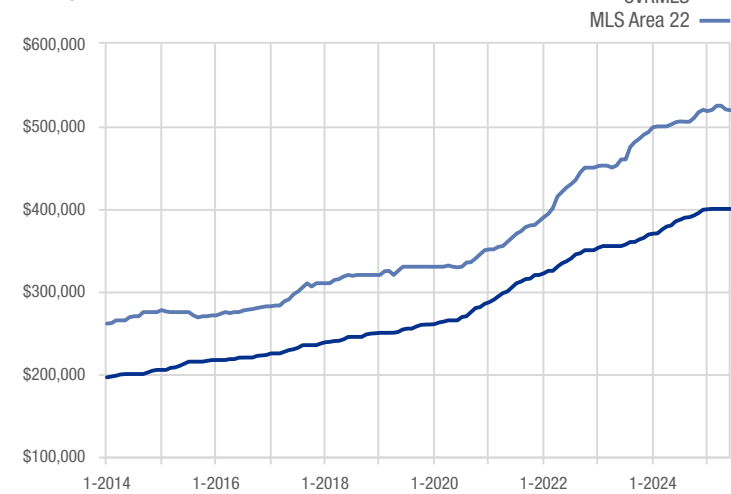
22-Henrico

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	98	107	+ 9.2%	530	552	+ 4.2%
Pending Sales	85	98	+ 15.3%	451	476	+ 5.5%
Closed Sales	87	108	+ 24.1%	399	426	+ 6.8%
Days on Market Until Sale	8	10	+ 25.0%	14	15	+ 7.1%
Median Sales Price*	\$550,000	\$519,500	- 5.5%	\$520,000	\$520,000	0.0%
Average Sales Price*	\$669,424	\$737,708	+ 10.2%	\$627,286	\$649,233	+ 3.5%
Percent of Original List Price Received*	105.9%	103.9%	- 1.9%	103.9%	103.5%	- 0.4%
Inventory of Homes for Sale	79	69	- 12.7%	—	—	—
Months Supply of Inventory	1.2	1.0	- 16.7%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	56	39	- 30.4%	266	274	+ 3.0%
Pending Sales	46	39	- 15.2%	223	226	+ 1.3%
Closed Sales	32	47	+ 46.9%	211	227	+ 7.6%
Days on Market Until Sale	41	27	- 34.1%	30	35	+ 16.7%
Median Sales Price*	\$407,500	\$430,000	+ 5.5%	\$416,000	\$450,000	+ 8.2%
Average Sales Price*	\$443,827	\$465,436	+ 4.9%	\$449,208	\$461,737	+ 2.8%
Percent of Original List Price Received*	103.0%	100.7%	- 2.2%	101.1%	99.0%	- 2.1%
Inventory of Homes for Sale	61	58	- 4.9%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

\* 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.