

# Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 32

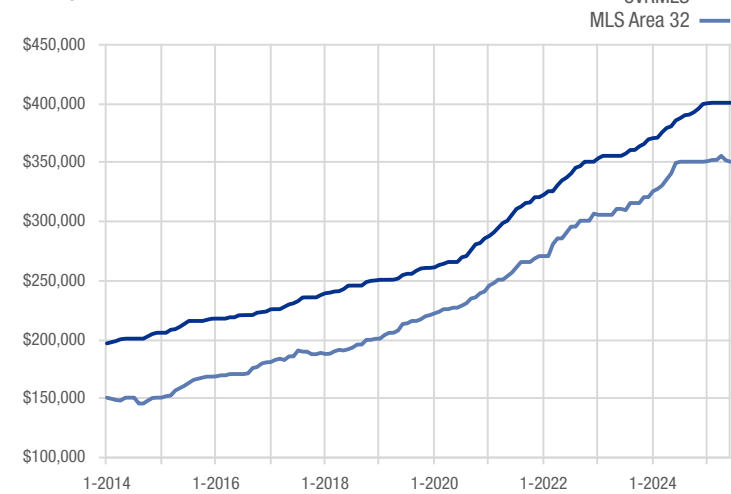
32-Henrico

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	42	49	+ 16.7%	226	253	+ 11.9%
Pending Sales	30	41	+ 36.7%	199	223	+ 12.1%
Closed Sales	33	40	+ 21.2%	191	205	+ 7.3%
Days on Market Until Sale	17	15	- 11.8%	16	22	+ 37.5%
Median Sales Price*	\$386,060	\$362,475	- 6.1%	\$360,000	\$357,000	- 0.8%
Average Sales Price*	\$388,038	\$375,840	- 3.1%	\$368,311	\$364,741	- 1.0%
Percent of Original List Price Received*	104.7%	101.9%	- 2.7%	103.5%	101.6%	- 1.8%
Inventory of Homes for Sale	35	37	+ 5.7%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

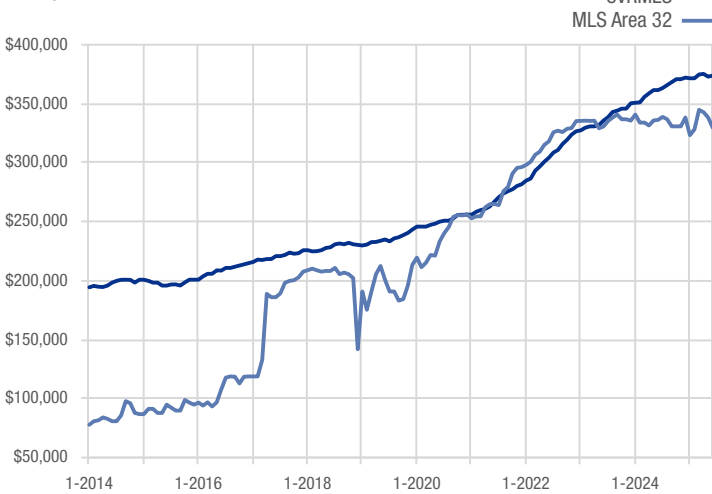
Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	3	7	+ 133.3%	45	78	+ 73.3%
Pending Sales	5	8	+ 60.0%	57	56	- 1.8%
Closed Sales	4	14	+ 250.0%	50	56	+ 12.0%
Days on Market Until Sale	74	37	- 50.0%	50	32	- 36.0%
Median Sales Price*	\$382,250	\$332,500	- 13.0%	\$340,000	\$329,000	- 3.2%
Average Sales Price*	\$320,500	\$287,249	- 10.4%	\$291,217	\$293,017	+ 0.6%
Percent of Original List Price Received*	97.5%	98.0%	+ 0.5%	99.6%	97.6%	- 2.0%
Inventory of Homes for Sale	2	38	+ 1,800.0%	—	—	—
Months Supply of Inventory	0.2	5.1	+ 2,450.0%	—	—	—

\* 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.