

MLS Area 34

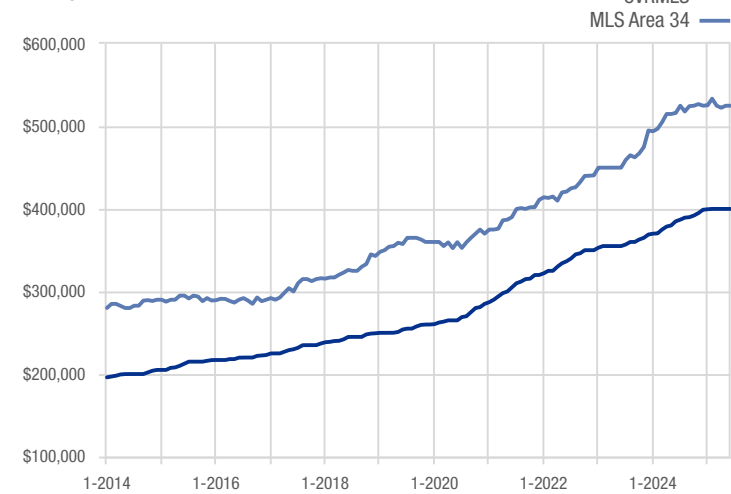
34-Henrico

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	63	88	+ 39.7%	400	437	+ 9.3%
Pending Sales	61	80	+ 31.1%	344	375	+ 9.0%
Closed Sales	70	69	- 1.4%	320	324	+ 1.3%
Days on Market Until Sale	15	11	- 26.7%	17	21	+ 23.5%
Median Sales Price*	\$629,455	\$644,950	+ 2.5%	\$521,500	\$520,000	- 0.3%
Average Sales Price*	\$682,341	\$646,332	- 5.3%	\$601,516	\$592,024	- 1.6%
Percent of Original List Price Received*	101.7%	101.6%	- 0.1%	102.2%	100.9%	- 1.3%
Inventory of Homes for Sale	61	70	+ 14.8%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	48	52	+ 8.3%	270	312	+ 15.6%
Pending Sales	39	53	+ 35.9%	230	250	+ 8.7%
Closed Sales	34	61	+ 79.4%	180	233	+ 29.4%
Days on Market Until Sale	19	22	+ 15.8%	22	24	+ 9.1%
Median Sales Price*	\$383,719	\$424,235	+ 10.6%	\$390,000	\$429,440	+ 10.1%
Average Sales Price*	\$417,941	\$413,844	- 1.0%	\$402,520	\$422,532	+ 5.0%
Percent of Original List Price Received*	99.7%	100.8%	+ 1.1%	100.7%	100.2%	- 0.5%
Inventory of Homes for Sale	54	73	+ 35.2%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

* 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
Rolling 12-Month Calculation



Median Sales Price - Condo/Town
Rolling 12-Month Calculation



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.