

Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

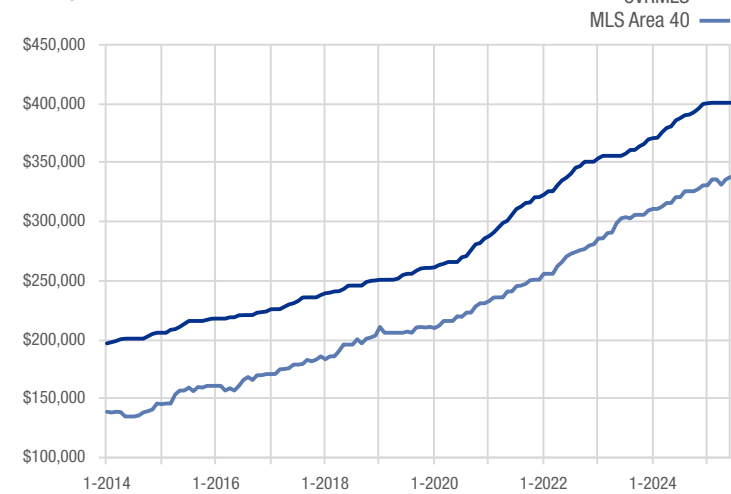
40-Henrico

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	47	54	+ 14.9%	300	307	+ 2.3%
Pending Sales	42	44	+ 4.8%	255	246	- 3.5%
Closed Sales	58	44	- 24.1%	241	228	- 5.4%
Days on Market Until Sale	29	21	- 27.6%	30	39	+ 30.0%
Median Sales Price*	\$335,000	\$345,000	+ 3.0%	\$327,000	\$339,000	+ 3.7%
Average Sales Price*	\$359,483	\$367,281	+ 2.2%	\$341,343	\$343,723	+ 0.7%
Percent of Original List Price Received*	100.1%	99.1%	- 1.0%	98.7%	99.2%	+ 0.5%
Inventory of Homes for Sale	58	68	+ 17.2%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	12	18	+ 50.0%	58	154	+ 165.5%
Pending Sales	5	12	+ 140.0%	47	85	+ 80.9%
Closed Sales	6	16	+ 166.7%	40	48	+ 20.0%
Days on Market Until Sale	56	27	- 51.8%	34	47	+ 38.2%
Median Sales Price*	\$537,250	\$318,940	- 40.6%	\$351,783	\$342,430	- 2.7%
Average Sales Price*	\$500,213	\$426,395	- 14.8%	\$483,410	\$445,860	- 7.8%
Percent of Original List Price Received*	98.3%	100.2%	+ 1.9%	98.5%	97.8%	- 0.7%
Inventory of Homes for Sale	19	50	+ 163.2%	—	—	—
Months Supply of Inventory	3.3	5.0	+ 51.5%	—	—	—

* 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.