Local Market Update – June 2025

A Research Tool Provided by Central Virginia Regional MLS.

CVRMLS

# MLS Area 42

42-Henrico

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	44	49	+ 11.4%	200	247	+ 23.5%
Pending Sales	29	34	+ 17.2%	177	187	+ 5.6%
Closed Sales	23	41	+ 78.3%	155	171	+ 10.3%
Days on Market Until Sale	19	12	- 36.8%	23	21	- 8.7%
Median Sales Price*	$274,950	$280,000	+ 1.8%	$270,000	$276,000	+ 2.2%
Average Sales Price*	$275,489	$299,729	+ 8.8%	$280,471	$289,807	+ 3.3%
Percent of Original List Price Received*	101.1%	101.1%	0.0%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	39	55	+ 41.0%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	7	14	+ 100.0%	45	68	+ 51.1%
Pending Sales	6	12	+ 100.0%	42	52	+ 23.8%
Closed Sales	9	9	0.0%	42	45	+ 7.1%
Days on Market Until Sale	13	28	+ 115.4%	24	25	+ 4.2%
Median Sales Price*	$235,000	$303,000	+ 28.9%	$275,000	$299,000	+ 8.7%
Average Sales Price*	$259,198	$304,604	+ 17.5%	$264,432	$291,074	+ 10.1%
Percent of Original List Price Received*	101.2%	101.2%	0.0%	100.2%	100.0%	- 0.2%
Inventory of Homes for Sale	8	18	+ 125.0%	—	—	—
Months Supply of Inventory	1.1	2.2	+ 100.0%	—	—	—

* 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
Rolling 12-Month Calculation

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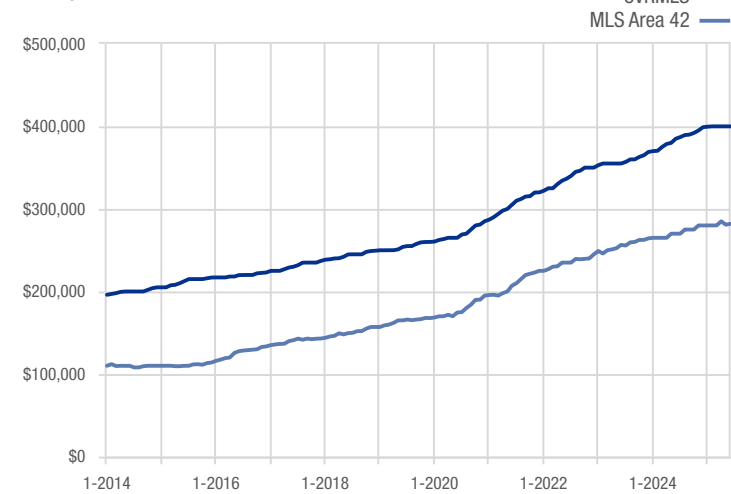
Median Sales Price - Condo/Town
Rolling 12-Month Calculation

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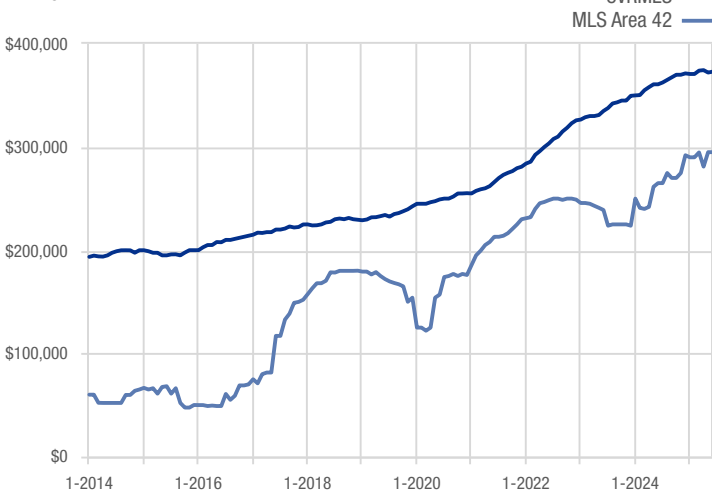
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.