

Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

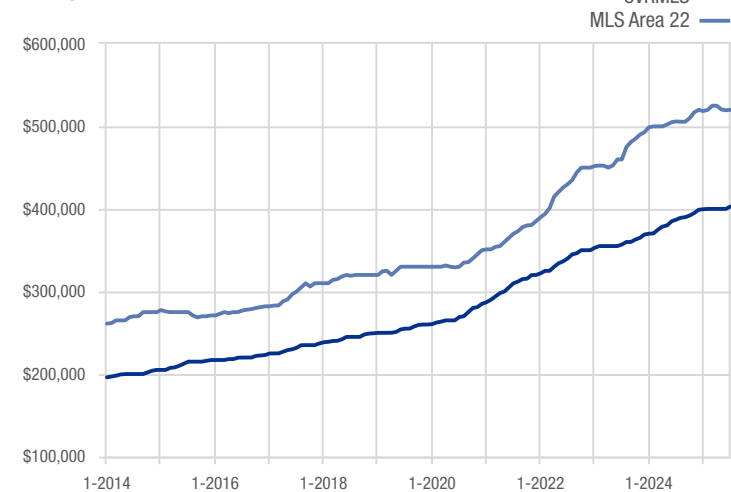
22-Henrico

Single Family	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	87	97	+ 11.5%	617	650	+ 5.3%
Pending Sales	79	77	- 2.5%	530	551	+ 4.0%
Closed Sales	84	94	+ 11.9%	483	520	+ 7.7%
Days on Market Until Sale	11	13	+ 18.2%	13	15	+ 15.4%
Median Sales Price*	\$529,000	\$533,000	+ 0.8%	\$522,000	\$520,000	- 0.4%
Average Sales Price*	\$609,549	\$661,525	+ 8.5%	\$624,201	\$651,460	+ 4.4%
Percent of Original List Price Received*	102.8%	101.9%	- 0.9%	103.7%	103.2%	- 0.5%
Inventory of Homes for Sale	74	78	+ 5.4%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

Condo/Town	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	47	60	+ 27.7%	313	335	+ 7.0%
Pending Sales	27	42	+ 55.6%	250	265	+ 6.0%
Closed Sales	50	39	- 22.0%	261	266	+ 1.9%
Days on Market Until Sale	20	38	+ 90.0%	28	35	+ 25.0%
Median Sales Price*	\$372,500	\$495,000	+ 32.9%	\$412,000	\$450,000	+ 9.2%
Average Sales Price*	\$417,752	\$521,627	+ 24.9%	\$443,182	\$470,518	+ 6.2%
Percent of Original List Price Received*	101.8%	99.3%	- 2.5%	101.3%	99.0%	- 2.3%
Inventory of Homes for Sale	74	64	- 13.5%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

* 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.