

Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

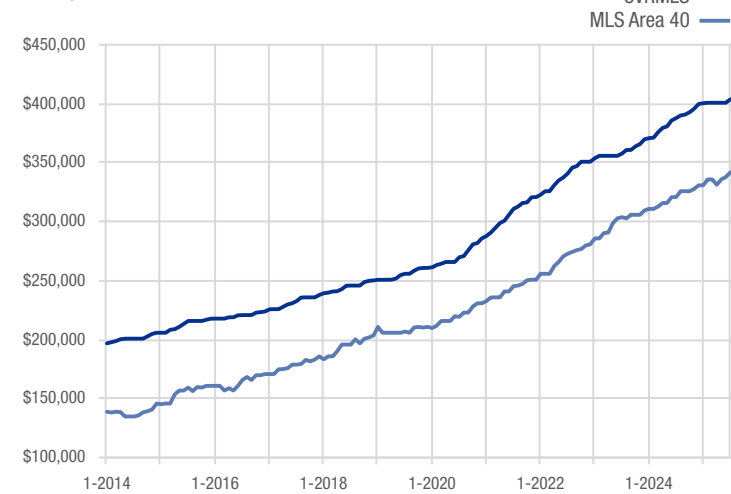
40-Henrico

Single Family	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	42	61	+ 45.2%	342	369	+ 7.9%
Pending Sales	35	44	+ 25.7%	290	287	- 1.0%
Closed Sales	37	40	+ 8.1%	278	268	- 3.6%
Days on Market Until Sale	20	33	+ 65.0%	29	38	+ 31.0%
Median Sales Price*	\$325,000	\$356,250	+ 9.6%	\$326,000	\$345,000	+ 5.8%
Average Sales Price*	\$332,548	\$355,721	+ 7.0%	\$340,172	\$345,521	+ 1.6%
Percent of Original List Price Received*	101.8%	98.6%	- 3.1%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	58	80	+ 37.9%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

Condo/Town	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	12	27	+ 125.0%	70	181	+ 158.6%
Pending Sales	10	17	+ 70.0%	57	101	+ 77.2%
Closed Sales	7	13	+ 85.7%	47	61	+ 29.8%
Days on Market Until Sale	49	41	- 16.3%	36	45	+ 25.0%
Median Sales Price*	\$480,000	\$346,740	- 27.8%	\$351,930	\$346,740	- 1.5%
Average Sales Price*	\$468,502	\$540,551	+ 15.4%	\$481,189	\$466,040	- 3.1%
Percent of Original List Price Received*	100.4%	98.6%	- 1.8%	98.8%	98.0%	- 0.8%
Inventory of Homes for Sale	19	51	+ 168.4%	—	—	—
Months Supply of Inventory	3.2	4.9	+ 53.1%	—	—	—

* 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.