

Local Market Update – August 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

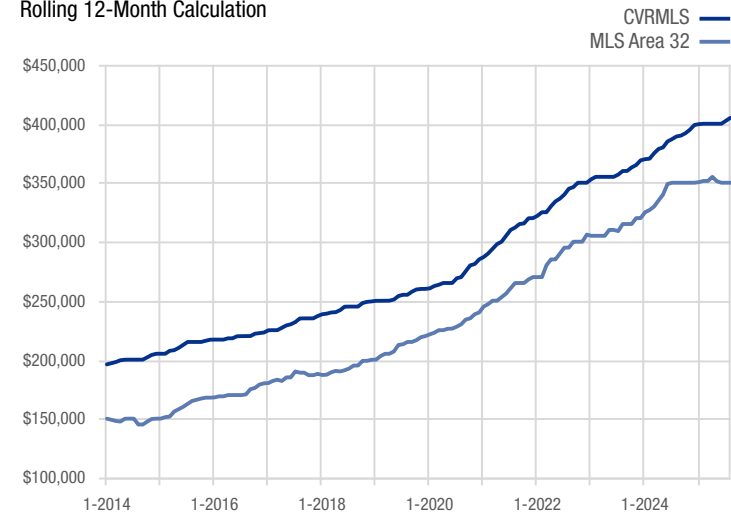
Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	36	42	+ 16.7%	308	350	+ 13.6%
Pending Sales	33	40	+ 21.2%	270	296	+ 9.6%
Closed Sales	46	34	- 26.1%	267	281	+ 5.2%
Days on Market Until Sale	14	14	0.0%	15	21	+ 40.0%
Median Sales Price*	\$338,500	\$360,500	+ 6.5%	\$357,500	\$357,000	- 0.1%
Average Sales Price*	\$340,212	\$361,599	+ 6.3%	\$363,334	\$364,534	+ 0.3%
Percent of Original List Price Received*	99.7%	98.4%	- 1.3%	102.6%	101.0%	- 1.6%
Inventory of Homes for Sale	36	45	+ 25.0%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	11	16	+ 45.5%	62	94	+ 51.6%
Pending Sales	4	11	+ 175.0%	64	68	+ 6.3%
Closed Sales	5	3	- 40.0%	64	66	+ 3.1%
Days on Market Until Sale	72	37	- 48.6%	68	38	- 44.1%
Median Sales Price*	\$360,000	\$303,000	- 15.8%	\$346,500	\$321,500	- 7.2%
Average Sales Price*	\$300,000	\$331,667	+ 10.6%	\$298,966	\$293,620	- 1.8%
Percent of Original List Price Received*	96.0%	97.4%	+ 1.5%	99.0%	97.5%	- 1.5%
Inventory of Homes for Sale	12	22	+ 83.3%	—	—	—
Months Supply of Inventory	1.6	2.8	+ 75.0%	—	—	—

* 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.

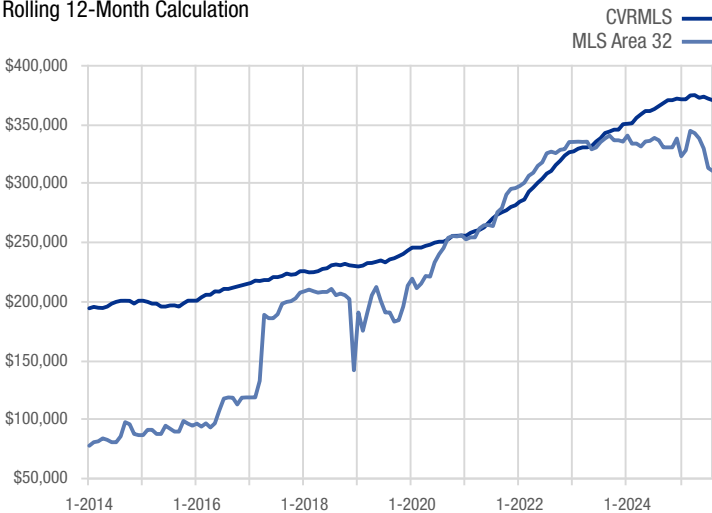
Median Sales Price - Single-Family

Rolling 12-Month Calculation



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.