

MLS Area 34

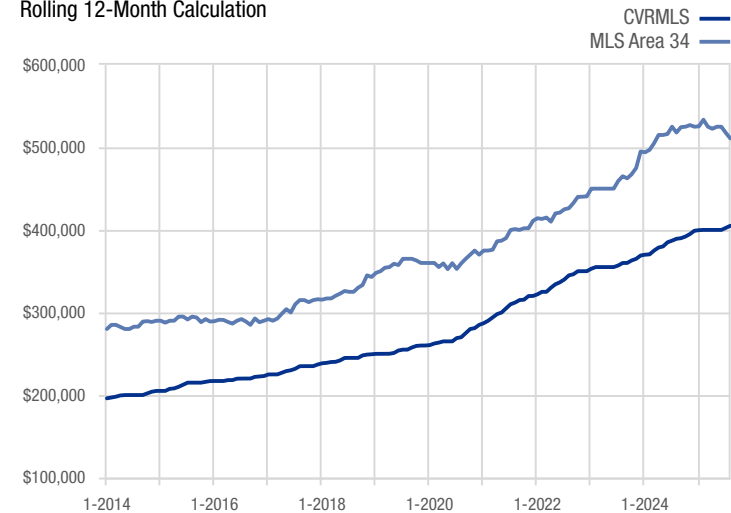
34-Henrico

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	71	64	- 9.9%	551	596	+ 8.2%
Pending Sales	59	54	- 8.5%	459	497	+ 8.3%
Closed Sales	62	67	+ 8.1%	437	474	+ 8.5%
Days on Market Until Sale	18	15	- 16.7%	16	19	+ 18.8%
Median Sales Price*	\$525,500	\$495,000	- 5.8%	\$528,000	\$510,000	- 3.4%
Average Sales Price*	\$650,663	\$556,865	- 14.4%	\$610,963	\$588,635	- 3.7%
Percent of Original List Price Received*	101.7%	99.3%	- 2.4%	102.0%	100.6%	- 1.4%
Inventory of Homes for Sale	76	83	+ 9.2%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

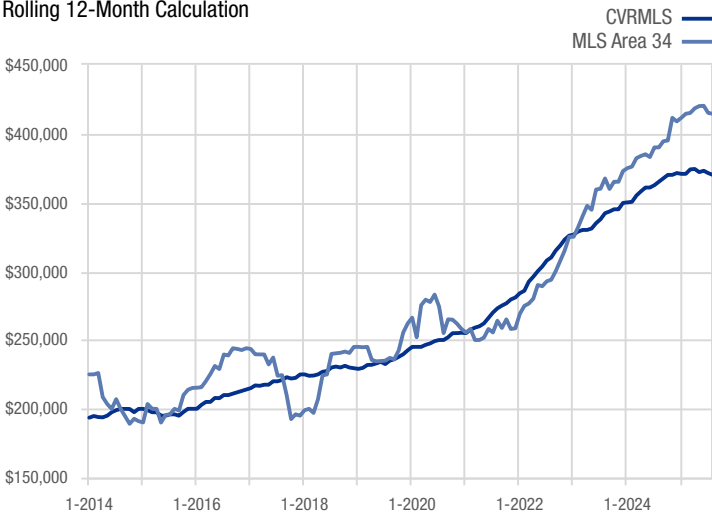
Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	48	67	+ 39.6%	366	449	+ 22.7%
Pending Sales	37	53	+ 43.2%	305	347	+ 13.8%
Closed Sales	38	45	+ 18.4%	262	333	+ 27.1%
Days on Market Until Sale	14	34	+ 142.9%	20	25	+ 25.0%
Median Sales Price*	\$324,000	\$385,000	+ 18.8%	\$402,500	\$416,965	+ 3.6%
Average Sales Price*	\$355,344	\$405,099	+ 14.0%	\$402,603	\$413,684	+ 2.8%
Percent of Original List Price Received*	101.1%	97.5%	- 3.6%	100.8%	99.7%	- 1.1%
Inventory of Homes for Sale	64	102	+ 59.4%	—	—	—
Months Supply of Inventory	1.7	2.5	+ 47.1%	—	—	—

* 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
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.