

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

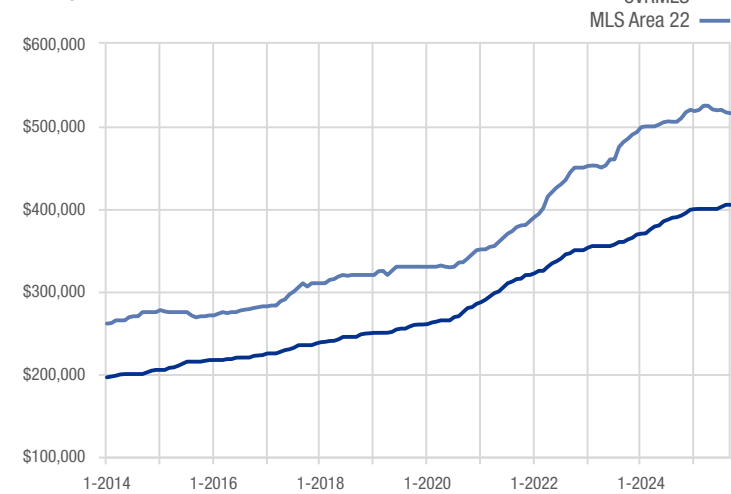
22-Henrico

Single Family	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	96	92	- 4.2%	783	817	+ 4.3%
Pending Sales	67	76	+ 13.4%	654	687	+ 5.0%
Closed Sales	56	65	+ 16.1%	618	656	+ 6.1%
Days on Market Until Sale	14	15	+ 7.1%	13	15	+ 15.4%
Median Sales Price*	\$480,000	\$475,000	- 1.0%	\$518,750	\$515,000	- 0.7%
Average Sales Price*	\$590,494	\$578,404	- 2.0%	\$620,249	\$633,246	+ 2.1%
Percent of Original List Price Received*	101.4%	99.4%	- 2.0%	103.4%	102.8%	- 0.6%
Inventory of Homes for Sale	85	87	+ 2.4%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Condo/Town	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	56	47	- 16.1%	410	439	+ 7.1%
Pending Sales	47	35	- 25.5%	335	344	+ 2.7%
Closed Sales	32	35	+ 9.4%	325	346	+ 6.5%
Days on Market Until Sale	45	30	- 33.3%	31	34	+ 9.7%
Median Sales Price*	\$456,352	\$420,000	- 8.0%	\$415,000	\$440,000	+ 6.0%
Average Sales Price*	\$464,417	\$470,521	+ 1.3%	\$447,507	\$469,655	+ 4.9%
Percent of Original List Price Received*	99.7%	98.4%	- 1.3%	100.7%	98.8%	- 1.9%
Inventory of Homes for Sale	67	64	- 4.5%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

* 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.