

MLS Area 40

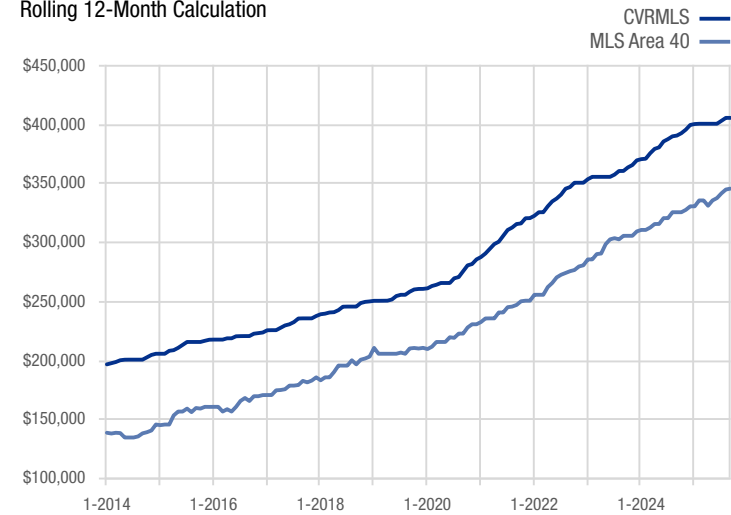
40-Henrico

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	40	43	+ 7.5%	422	456	+ 8.1%
Pending Sales	35	38	+ 8.6%	354	356	+ 0.6%
Closed Sales	26	41	+ 57.7%	346	346	0.0%
Days on Market Until Sale	18	27	+ 50.0%	28	37	+ 32.1%
Median Sales Price*	\$312,250	\$335,000	+ 7.3%	\$328,250	\$345,000	+ 5.1%
Average Sales Price*	\$312,276	\$346,337	+ 10.9%	\$340,202	\$347,254	+ 2.1%
Percent of Original List Price Received*	99.5%	99.0%	- 0.5%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	68	75	+ 10.3%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

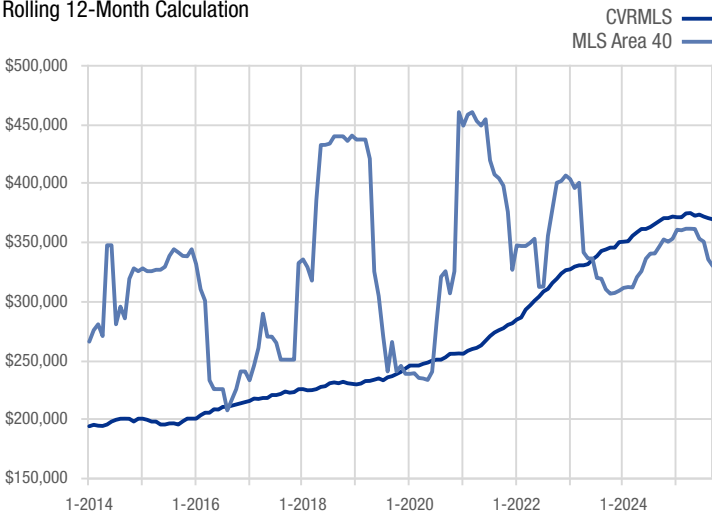
Condo/Town	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	13	17	+ 30.8%	96	215	+ 124.0%
Pending Sales	1	7	+ 600.0%	63	117	+ 85.7%
Closed Sales	5	13	+ 160.0%	59	95	+ 61.0%
Days on Market Until Sale	50	33	- 34.0%	39	41	+ 5.1%
Median Sales Price*	\$813,370	\$319,690	- 60.7%	\$440,000	\$323,500	- 26.5%
Average Sales Price*	\$632,676	\$375,298	- 40.7%	\$514,902	\$423,574	- 17.7%
Percent of Original List Price Received*	104.1%	99.9%	- 4.0%	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale	31	41	+ 32.3%	—	—	—
Months Supply of Inventory	5.0	3.6	- 28.0%	—	—	—

\* 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.