

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

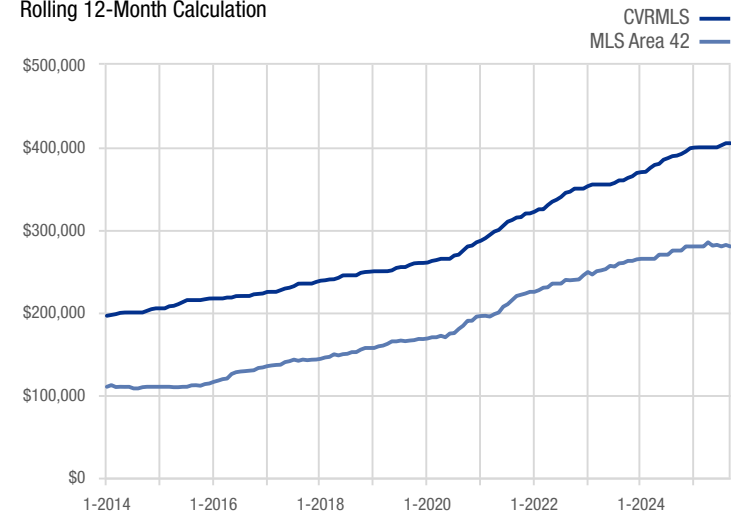
Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	30	45	+ 50.0%	298	373	+ 25.2%
Pending Sales	26	32	+ 23.1%	263	279	+ 6.1%
Closed Sales	26	33	+ 26.9%	249	267	+ 7.2%
Days on Market Until Sale	19	26	+ 36.8%	20	21	+ 5.0%
Median Sales Price*	\$287,500	\$270,000	- 6.1%	\$276,500	\$280,000	+ 1.3%
Average Sales Price*	\$293,627	\$294,465	+ 0.3%	\$291,787	\$291,798	+ 0.0%
Percent of Original List Price Received*	98.0%	97.7%	- 0.3%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	35	58	+ 65.7%	—	—	—
Months Supply of Inventory	1.2	1.9	+ 58.3%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	10	7	- 30.0%	73	89	+ 21.9%
Pending Sales	3	3	0.0%	58	68	+ 17.2%
Closed Sales	9	7	- 22.2%	65	72	+ 10.8%
Days on Market Until Sale	22	3	- 86.4%	24	24	0.0%
Median Sales Price*	\$270,000	\$225,000	- 16.7%	\$275,000	\$289,497	+ 5.3%
Average Sales Price*	\$265,595	\$222,557	- 16.2%	\$262,266	\$279,010	+ 6.4%
Percent of Original List Price Received*	99.6%	99.5%	- 0.1%	100.3%	99.4%	- 0.9%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

* 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.

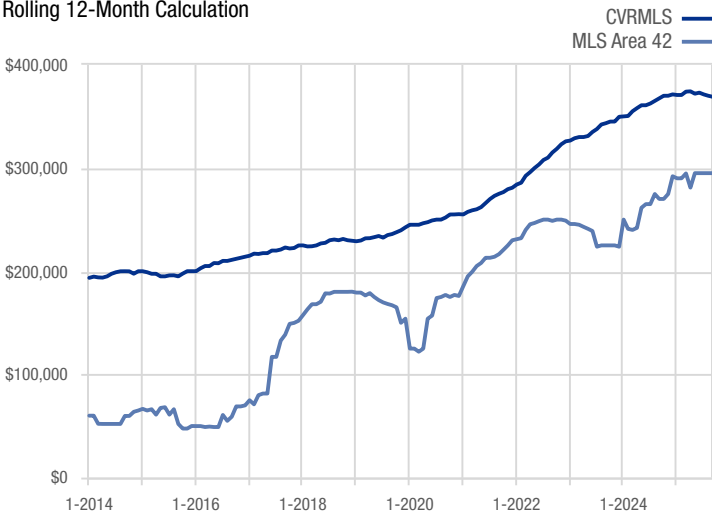
Median Sales Price - Single-Family

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.