Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.



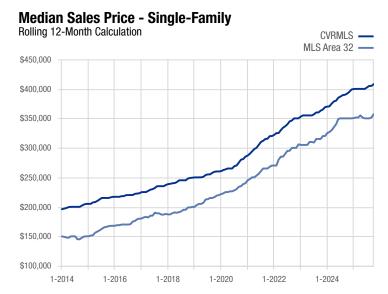
MLS Area 32

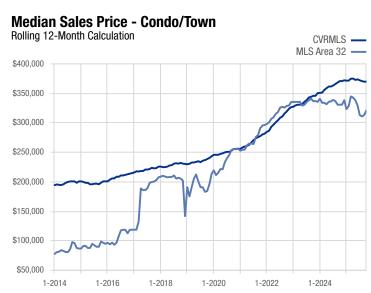
32-Henrico

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	43	43	0.0%	393	426	+ 8.4%
Pending Sales	38	36	- 5.3%	342	360	+ 5.3%
Closed Sales	32	32	0.0%	326	346	+ 6.1%
Days on Market Until Sale	11	21	+ 90.9%	15	20	+ 33.3%
Median Sales Price*	\$330,250	\$367,500	+ 11.3%	\$350,000	\$357,500	+ 2.1%
Average Sales Price*	\$334,702	\$381,679	+ 14.0%	\$358,931	\$364,366	+ 1.5%
Percent of Original List Price Received*	102.2%	98.4%	- 3.7%	102.5%	100.6%	- 1.9%
Inventory of Homes for Sale	41	34	- 17.1%		_	_
Months Supply of Inventory	1.3	1.0	- 23.1%		_	_

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	14	14	0.0%	81	118	+ 45.7%
Pending Sales	5	12	+ 140.0%	75	87	+ 16.0%
Closed Sales	4	7	+ 75.0%	73	80	+ 9.6%
Days on Market Until Sale	33	29	- 12.1%	62	38	- 38.7%
Median Sales Price*	\$181,500	\$344,873	+ 90.0%	\$335,000	\$315,000	- 6.0%
Average Sales Price*	\$214,500	\$304,625	+ 42.0%	\$287,423	\$292,991	+ 1.9%
Percent of Original List Price Received*	95.6%	96.4%	+ 0.8%	98.8%	96.8%	- 2.0%
Inventory of Homes for Sale	15	19	+ 26.7%		_	_
Months Supply of Inventory	2.1	2.2	+ 4.8%		_	_

^{*} 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.





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.