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



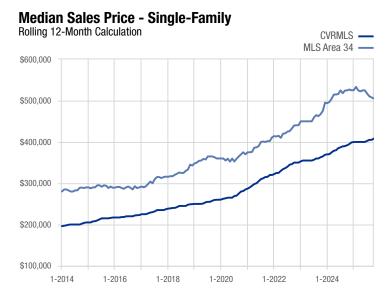
## MLS Area 34

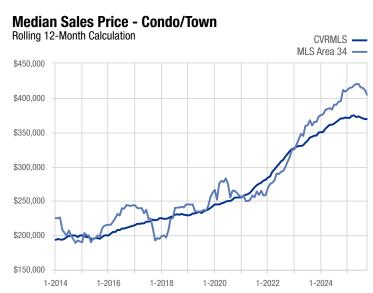
34-Henrico

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	58	62	+ 6.9%	667	742	+ 11.2%	
Pending Sales	53	64	+ 20.8%	566	626	+ 10.6%	
Closed Sales	62	70	+ 12.9%	556	589	+ 5.9%	
Days on Market Until Sale	19	20	+ 5.3%	16	19	+ 18.8%	
Median Sales Price*	\$523,750	\$522,750	- 0.2%	\$525,000	\$500,000	- 4.8%	
Average Sales Price*	\$533,721	\$610,811	+ 14.4%	\$598,377	\$586,476	- 2.0%	
Percent of Original List Price Received*	99.5%	99.6%	+ 0.1%	101.6%	100.4%	- 1.2%	
Inventory of Homes for Sale	65	79	+ 21.5%		_	_	
Months Supply of Inventory	1.2	1.4	+ 16.7%		_	_	

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	46	45	- 2.2%	475	552	+ 16.2%	
Pending Sales	39	40	+ 2.6%	385	425	+ 10.4%	
Closed Sales	48	44	- 8.3%	351	421	+ 19.9%	
Days on Market Until Sale	22	40	+ 81.8%	21	29	+ 38.1%	
Median Sales Price*	\$424,593	\$389,990	- 8.1%	\$410,000	\$401,840	- 2.0%	
Average Sales Price*	\$424,859	\$389,122	- 8.4%	\$405,346	\$408,707	+ 0.8%	
Percent of Original List Price Received*	101.7%	98.9%	- 2.8%	100.9%	99.5%	- 1.4%	
Inventory of Homes for Sale	75	108	+ 44.0%		_	_	
Months Supply of Inventory	1.9	2.7	+ 42.1%		_	_	

<sup>\*</sup> 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.