

Local Market Update – October 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

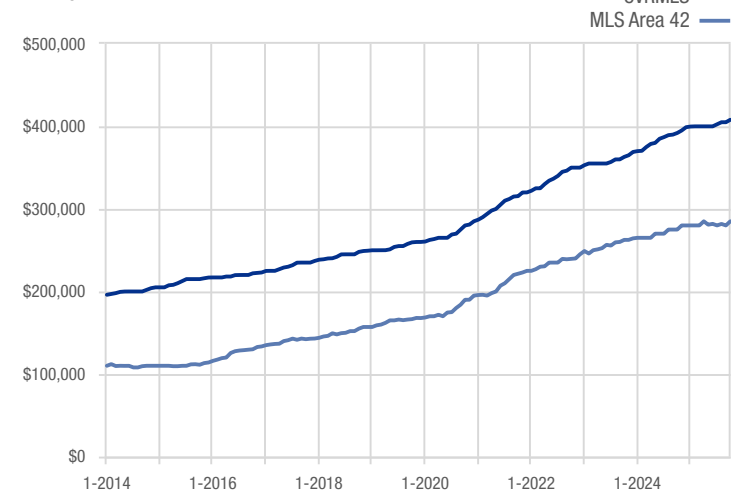
42-Henrico

Single Family	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	39	54	+ 38.5%	337	427	+ 26.7%
Pending Sales	27	42	+ 55.6%	290	319	+ 10.0%
Closed Sales	36	31	- 13.9%	285	298	+ 4.6%
Days on Market Until Sale	24	29	+ 20.8%	20	22	+ 10.0%
Median Sales Price*	\$277,950	\$347,450	+ 25.0%	\$276,500	\$285,000	+ 3.1%
Average Sales Price*	\$286,772	\$338,190	+ 17.9%	\$291,154	\$296,624	+ 1.9%
Percent of Original List Price Received*	98.9%	98.3%	- 0.6%	99.6%	99.2%	- 0.4%
Inventory of Homes for Sale	44	66	+ 50.0%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

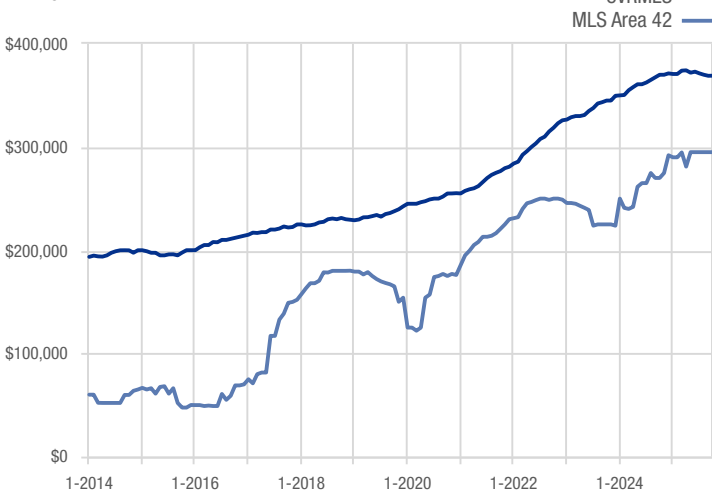
Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	9	8	- 11.1%	82	98	+ 19.5%
Pending Sales	10	12	+ 20.0%	68	80	+ 17.6%
Closed Sales	6	2	- 66.7%	71	74	+ 4.2%
Days on Market Until Sale	53	60	+ 13.2%	26	25	- 3.8%
Median Sales Price*	\$242,500	\$316,578	+ 30.5%	\$274,795	\$292,497	+ 6.4%
Average Sales Price*	\$257,537	\$316,578	+ 22.9%	\$261,866	\$280,025	+ 6.9%
Percent of Original List Price Received*	98.7%	96.5%	- 2.2%	100.2%	99.3%	- 0.9%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

* 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.