# Local Market Update – November 2025

A Research Tool Provided by Central Virginia Regional MLS.

**CVRMLS**

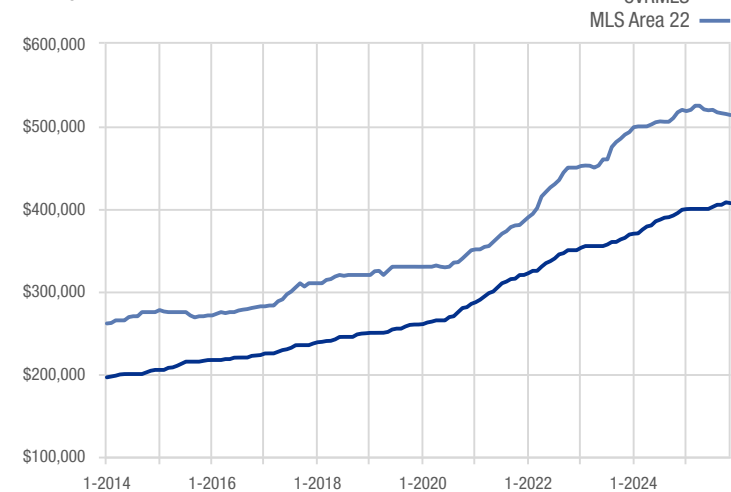## MLS Area 22
22-Henrico

| Single Family | November | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2024 | 2025 | % Change | Thru 11-2024 | Thru 11-2025 | % Change |
| New Listings | 54 | 51 | - 5.6% | 929 | 952 | + 2.5% |
| Pending Sales | 61 | 56 | - 8.2% | 797 | 825 | + 3.5% |
| Closed Sales | 68 | 65 | - 4.4% | 758 | 804 | + 6.1% |
| Days on Market Until Sale | 16 | 17 | + 6.3% | 13 | 15 | + 15.4% |
| Median Sales Price* | $587,500 | $500,000 | - 14.9% | $520,000 | $515,000 | - 1.0% |
| Average Sales Price* | $686,455 | $605,933 | - 11.7% | $628,440 | $634,291 | + 0.9% |
| Percent of Original List Price Received* | 101.4% | 101.2% | - 0.2% | 103.1% | 102.4% | - 0.7% |
| Inventory of Homes for Sale | 63 | 58 | - 7.9% | — | — | — |
| Months Supply of Inventory | 0.9 | 0.8 | - 11.1% | — | — | — |

| Condo/Town | November | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2024 | 2025 | % Change | Thru 11-2024 | Thru 11-2025 | % Change |
| New Listings | 23 | 28 | + 21.7% | 494 | 514 | + 4.0% |
| Pending Sales | 38 | 27 | - 28.9% | 398 | 400 | + 0.5% |
| Closed Sales | 34 | 20 | - 41.2% | 387 | 405 | + 4.7% |
| Days on Market Until Sale | 44 | 28 | - 36.4% | 32 | 32 | 0.0% |
| Median Sales Price* | $469,069 | $502,500 | + 7.1% | $416,740 | $440,000 | + 5.6% |
| Average Sales Price* | $451,475 | $505,587 | + 12.0% | $444,983 | $470,258 | + 5.7% |
| Percent of Original List Price Received* | 98.1% | 99.5% | + 1.4% | 100.3% | 98.9% | - 1.4% |
| Inventory of Homes for Sale | 70 | 63 | - 10.0% | — | — | — |
| Months Supply of Inventory | 2.0 | 1.8 | - 10.0% | — | — | — |

\* 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

CVRMLS —
MLS Area 22 —



## Median Sales Price - Condo/Town
Rolling 12-Month Calculation

CVRMLS —
MLS Area 22 —



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.