

Local Market Update – November 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

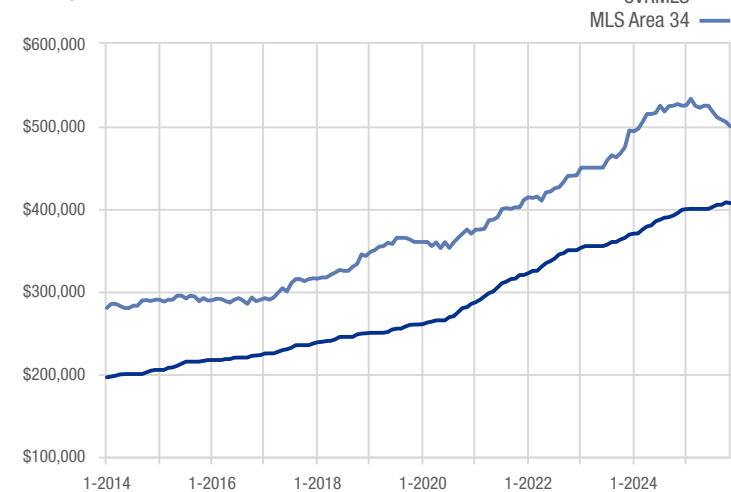
34-Henrico

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	48	42	- 12.5%	715	786	+ 9.9%
Pending Sales	45	50	+ 11.1%	611	672	+ 10.0%
Closed Sales	45	45	0.0%	601	634	+ 5.5%
Days on Market Until Sale	26	22	- 15.4%	17	19	+ 11.8%
Median Sales Price*	\$540,000	\$494,000	- 8.5%	\$528,000	\$500,000	- 5.3%
Average Sales Price*	\$636,894	\$549,835	- 13.7%	\$601,261	\$583,871	- 2.9%
Percent of Original List Price Received*	99.6%	99.4%	- 0.2%	101.4%	100.3%	- 1.1%
Inventory of Homes for Sale	63	65	+ 3.2%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

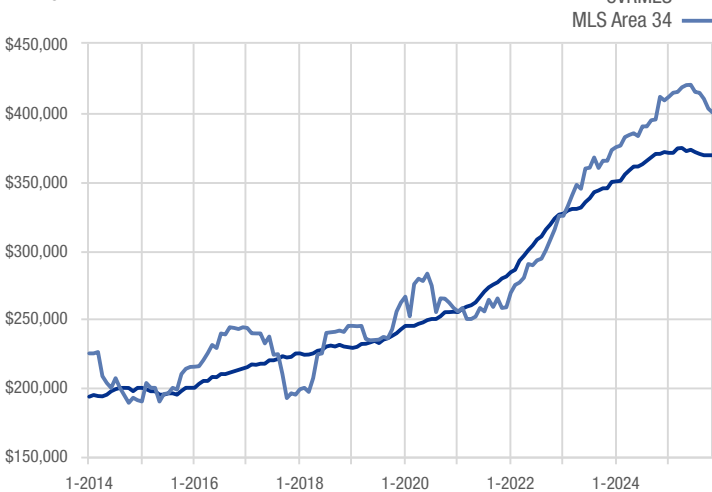
Condo/Town	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	38	40	+ 5.3%	513	594	+ 15.8%
Pending Sales	31	47	+ 51.6%	416	468	+ 12.5%
Closed Sales	41	37	- 9.8%	392	460	+ 17.3%
Days on Market Until Sale	36	51	+ 41.7%	23	31	+ 34.8%
Median Sales Price*	\$444,655	\$396,990	- 10.7%	\$414,540	\$400,043	- 3.5%
Average Sales Price*	\$447,383	\$425,713	- 4.8%	\$409,742	\$409,490	- 0.1%
Percent of Original List Price Received*	99.0%	98.1%	- 0.9%	100.7%	99.4%	- 1.3%
Inventory of Homes for Sale	76	94	+ 23.7%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

* 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



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.