

MLS Area 40

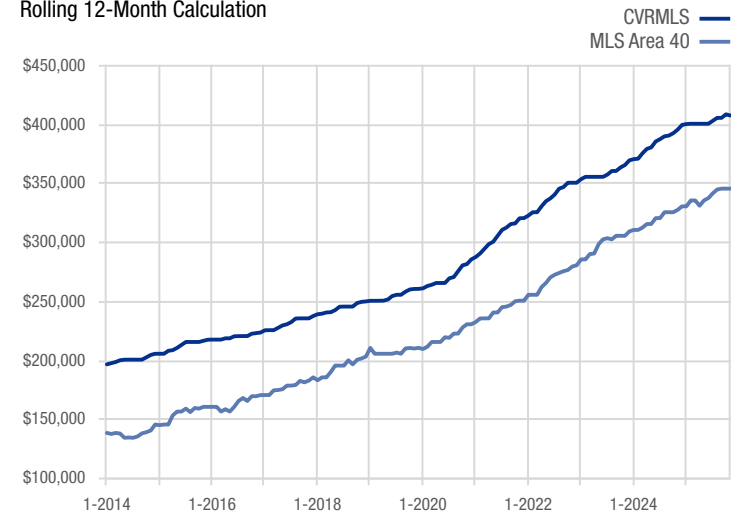
40-Henrico

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	42	25	- 40.5%	523	531	+ 1.5%
Pending Sales	33	34	+ 3.0%	424	422	- 0.5%
Closed Sales	48	31	- 35.4%	423	417	- 1.4%
Days on Market Until Sale	28	37	+ 32.1%	28	36	+ 28.6%
Median Sales Price*	\$357,350	\$340,000	- 4.9%	\$330,000	\$345,000	+ 4.5%
Average Sales Price*	\$348,747	\$359,053	+ 3.0%	\$341,083	\$349,586	+ 2.5%
Percent of Original List Price Received*	98.3%	97.6%	- 0.7%	98.9%	98.6%	- 0.3%
Inventory of Homes for Sale	81	62	- 23.5%	—	—	—
Months Supply of Inventory	2.2	1.6	- 27.3%	—	—	—

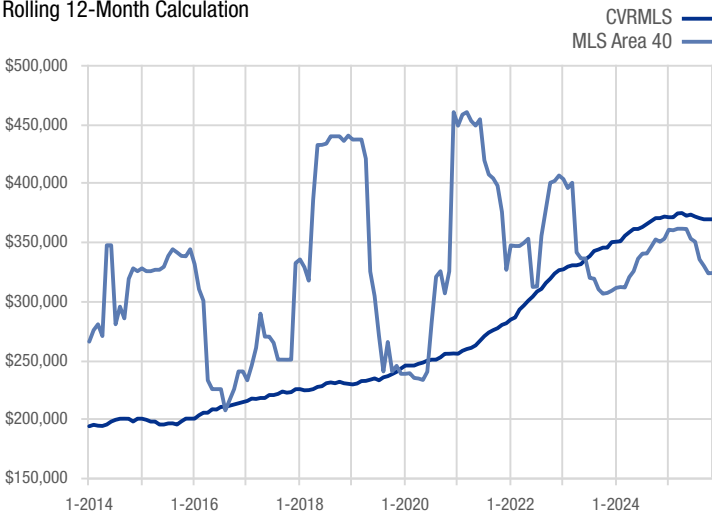
Condo/Town	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	9	14	+ 55.6%	122	259	+ 112.3%
Pending Sales	6	6	0.0%	76	138	+ 81.6%
Closed Sales	5	16	+ 220.0%	72	121	+ 68.1%
Days on Market Until Sale	7	36	+ 414.3%	38	40	+ 5.3%
Median Sales Price*	\$314,530	\$317,120	+ 0.8%	\$351,783	\$322,880	- 8.2%
Average Sales Price*	\$318,048	\$368,210	+ 15.8%	\$505,990	\$414,176	- 18.1%
Percent of Original List Price Received*	100.0%	99.6%	- 0.4%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	36	39	+ 8.3%	—	—	—
Months Supply of Inventory	5.4	3.3	- 38.9%	—	—	—

* 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



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



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.