

# Local Market Update – November 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

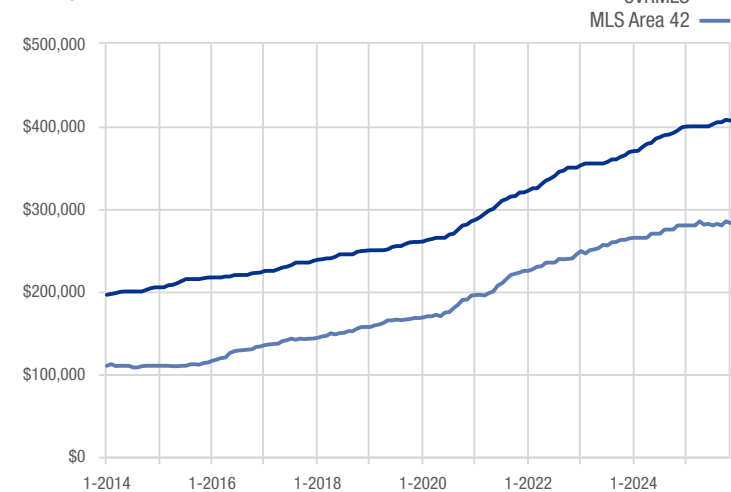
42-Henrico

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	41	34	- 17.1%	378	464	+ 22.8%
Pending Sales	29	41	+ 41.4%	319	356	+ 11.6%
Closed Sales	22	33	+ 50.0%	307	332	+ 8.1%
Days on Market Until Sale	18	32	+ 77.8%	20	23	+ 15.0%
Median Sales Price*	\$327,275	\$279,900	- 14.5%	\$280,000	\$285,000	+ 1.8%
Average Sales Price*	\$316,016	\$293,831	- 7.0%	\$292,935	\$296,204	+ 1.1%
Percent of Original List Price Received*	100.8%	95.0%	- 5.8%	99.7%	98.7%	- 1.0%
Inventory of Homes for Sale	49	59	+ 20.4%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

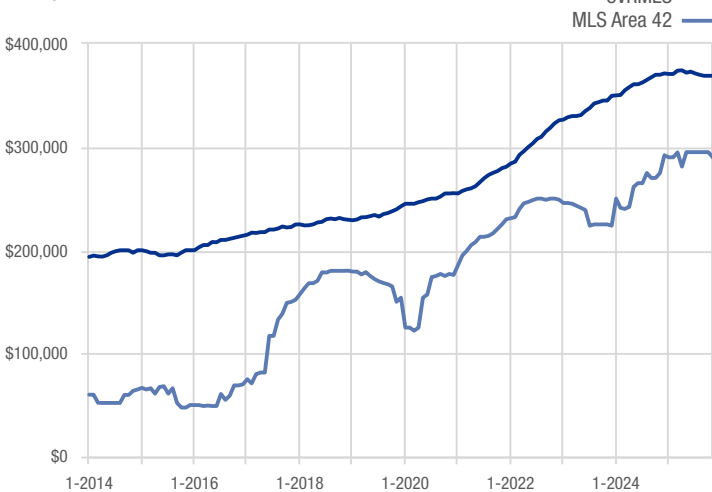
Condo/Town	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	13	4	- 69.2%	95	102	+ 7.4%
Pending Sales	13	6	- 53.8%	81	85	+ 4.9%
Closed Sales	10	12	+ 20.0%	81	86	+ 6.2%
Days on Market Until Sale	15	28	+ 86.7%	25	25	0.0%
Median Sales Price*	\$288,213	\$254,500	- 11.7%	\$274,795	\$281,500	+ 2.4%
Average Sales Price*	\$276,843	\$241,230	- 12.9%	\$263,715	\$274,612	+ 4.1%
Percent of Original List Price Received*	99.3%	97.1%	- 2.2%	100.1%	99.0%	- 1.1%
Inventory of Homes for Sale	13	6	- 53.8%	—	—	—
Months Supply of Inventory	1.8	0.8	- 55.6%	—	—	—

\* 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.