

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	39	26	- 33.3%	968	980	+ 1.2%
Pending Sales	43	32	- 25.6%	840	856	+ 1.9%
Closed Sales	71	63	- 11.3%	829	867	+ 4.6%
Days on Market Until Sale	19	21	+ 10.5%	14	15	+ 7.1%
Median Sales Price*	\$512,500	\$515,000	+ 0.5%	\$520,000	\$515,000	- 1.0%
Average Sales Price*	\$607,920	\$616,298	+ 1.4%	\$626,683	\$632,982	+ 1.0%
Percent of Original List Price Received*	98.9%	99.7%	+ 0.8%	102.8%	102.2%	- 0.6%
Inventory of Homes for Sale	44	40	- 9.1%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

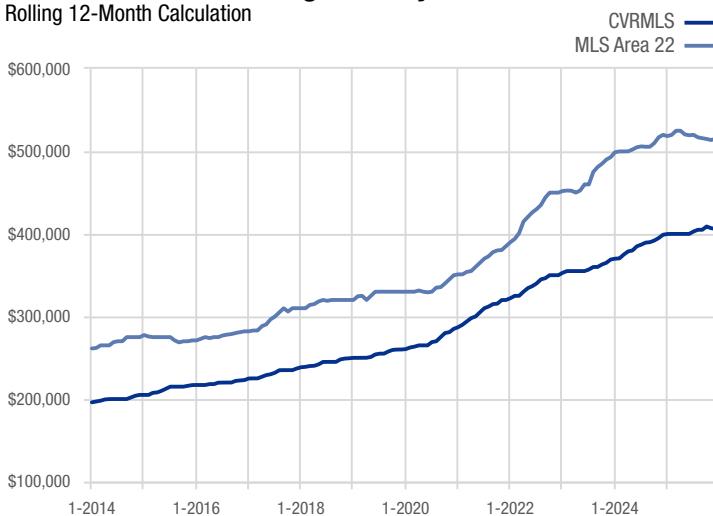
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	28	20	- 28.6%	522	535	+ 2.5%
Pending Sales	32	28	- 12.5%	430	426	- 0.9%
Closed Sales	43	24	- 44.2%	430	429	- 0.2%
Days on Market Until Sale	37	31	- 16.2%	32	32	0.0%
Median Sales Price*	\$446,250	\$336,500	- 24.6%	\$420,029	\$435,000	+ 3.6%
Average Sales Price*	\$464,029	\$406,929	- 12.3%	\$446,888	\$466,715	+ 4.4%
Percent of Original List Price Received*	97.5%	96.8%	- 0.7%	100.1%	98.8%	- 1.3%
Inventory of Homes for Sale	54	47	- 13.0%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

* 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.

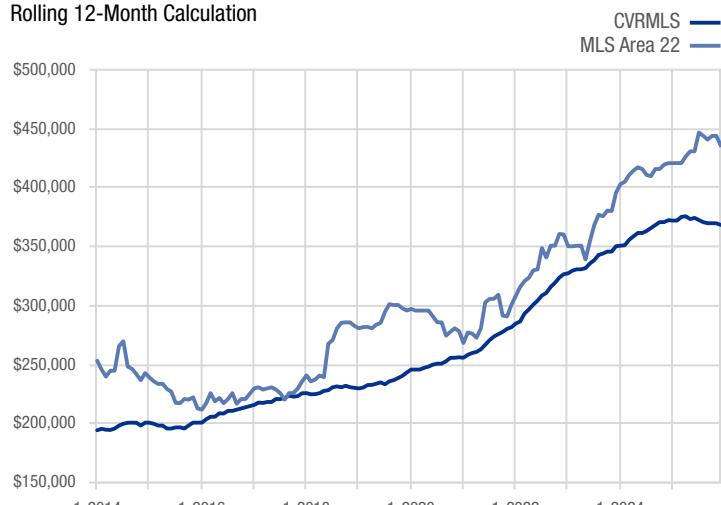
Median Sales Price - Single-Family

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.