

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

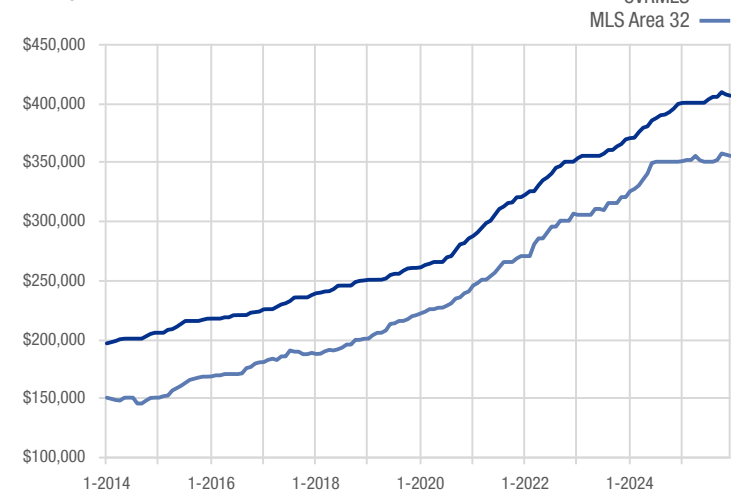
32-Henrico

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	22	22	0.0%	438	481	+ 9.8%
Pending Sales	23	21	- 8.7%	386	398	+ 3.1%
Closed Sales	25	25	0.0%	387	399	+ 3.1%
Days on Market Until Sale	16	24	+ 50.0%	15	21	+ 40.0%
Median Sales Price*	\$360,000	\$355,000	- 1.4%	\$350,000	\$355,000	+ 1.4%
Average Sales Price*	\$371,018	\$373,031	+ 0.5%	\$359,917	\$363,406	+ 1.0%
Percent of Original List Price Received*	98.9%	98.9%	0.0%	102.0%	100.3%	- 1.7%
Inventory of Homes for Sale	32	37	+ 15.6%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

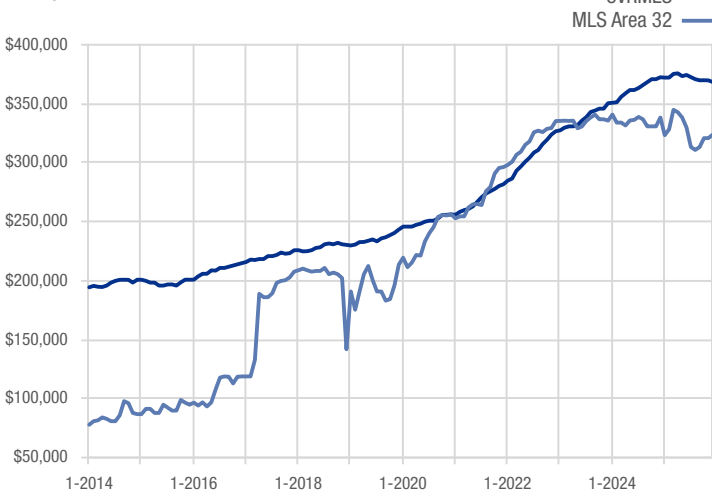
Condo/Town	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	8	8	0.0%	102	139	+ 36.3%
Pending Sales	8	10	+ 25.0%	91	100	+ 9.9%
Closed Sales	7	3	- 57.1%	86	89	+ 3.5%
Days on Market Until Sale	15	30	+ 100.0%	56	36	- 35.7%
Median Sales Price*	\$219,950	\$332,123	+ 51.0%	\$337,500	\$323,000	- 4.3%
Average Sales Price*	\$252,471	\$313,944	+ 24.3%	\$287,071	\$295,333	+ 2.9%
Percent of Original List Price Received*	98.9%	99.2%	+ 0.3%	98.7%	97.0%	- 1.7%
Inventory of Homes for Sale	15	15	0.0%	—	—	—
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



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.