

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	29	22	- 24.1%	552	554	+ 0.4%
Pending Sales	32	28	- 12.5%	456	448	- 1.8%
Closed Sales	31	33	+ 6.5%	454	450	- 0.9%
Days on Market Until Sale	26	39	+ 50.0%	28	37	+ 32.1%
Median Sales Price*	\$370,000	\$345,000	- 6.8%	\$330,000	\$345,000	+ 4.5%
Average Sales Price*	\$363,739	\$341,057	- 6.2%	\$342,630	\$348,977	+ 1.9%
Percent of Original List Price Received*	98.7%	95.4%	- 3.3%	98.9%	98.4%	- 0.5%
Inventory of Homes for Sale	68	43	- 36.8%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

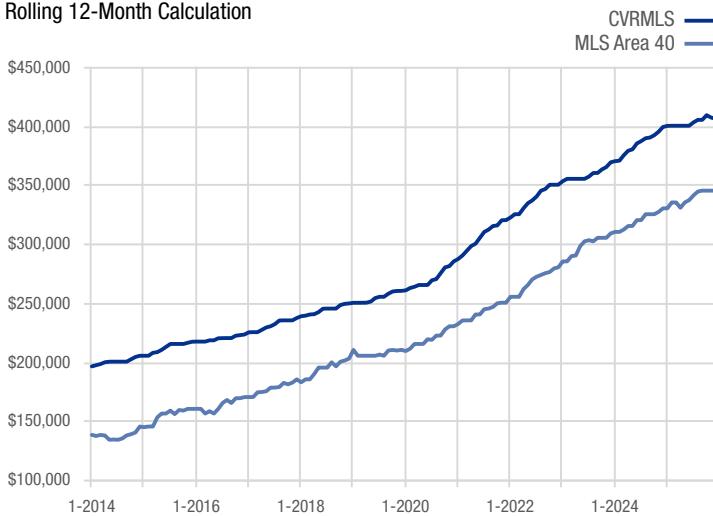
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	9	14	+ 55.6%	131	273	+ 108.4%
Pending Sales	5	6	+ 20.0%	81	143	+ 76.5%
Closed Sales	6	18	+ 200.0%	78	139	+ 78.2%
Days on Market Until Sale	35	36	+ 2.9%	38	40	+ 5.3%
Median Sales Price*	\$360,153	\$352,070	- 2.2%	\$352,553	\$324,435	- 8.0%
Average Sales Price*	\$366,876	\$396,664	+ 8.1%	\$495,289	\$411,908	- 16.8%
Percent of Original List Price Received*	98.9%	99.3%	+ 0.4%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	33	37	+ 12.1%	—	—	—
Months Supply of Inventory	4.9	3.1	- 36.7%	—	—	—

* 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.

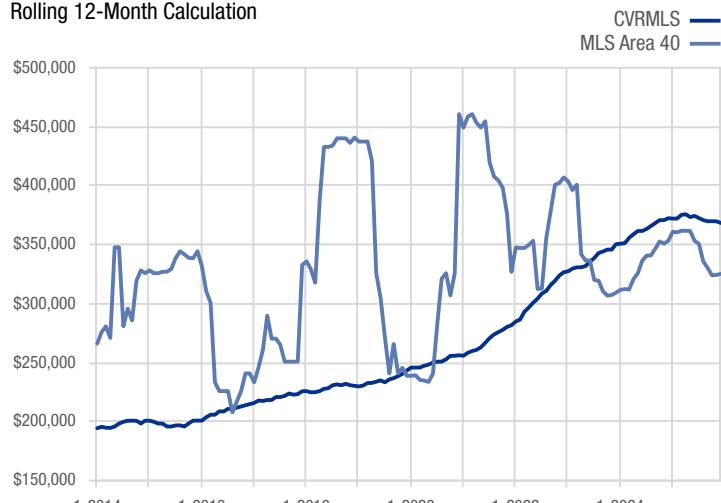
Median Sales Price - Single-Family

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.