CVRMLS

MLS Area 42
42-Henrico

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	15	23	+ 53.3%	393	490	+ 24.7%
Pending Sales	22	29	+ 31.8%	341	384	+ 12.6%
Closed Sales	29	38	+ 31.0%	336	370	+ 10.1%
Days on Market Until Sale	23	27	+ 17.4%	21	23	+ 9.5%
Median Sales Price*	$277,000	$297,000	+ 7.2%	$279,950	$285,000	+ 1.8%
Average Sales Price*	$296,513	$285,586	- 3.7%	$293,244	$295,139	+ 0.6%
Percent of Original List Price Received*	96.3%	98.1%	+ 1.9%	99.4%	98.7%	- 0.7%
Inventory of Homes for Sale	35	48	+ 37.1%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	4	6	+ 50.0%	99	108	+ 9.1%
Pending Sales	6	2	- 66.7%	87	87	0.0%
Closed Sales	11	7	- 36.4%	92	95	+ 3.3%
Days on Market Until Sale	29	51	+ 75.9%	25	28	+ 12.0%
Median Sales Price*	$352,610	$298,000	- 15.5%	$291,995	$283,000	- 3.1%
Average Sales Price*	$324,565	$273,278	- 15.8%	$270,991	$276,044	+ 1.9%
Percent of Original List Price Received*	99.6%	99.3%	- 0.3%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

* 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.
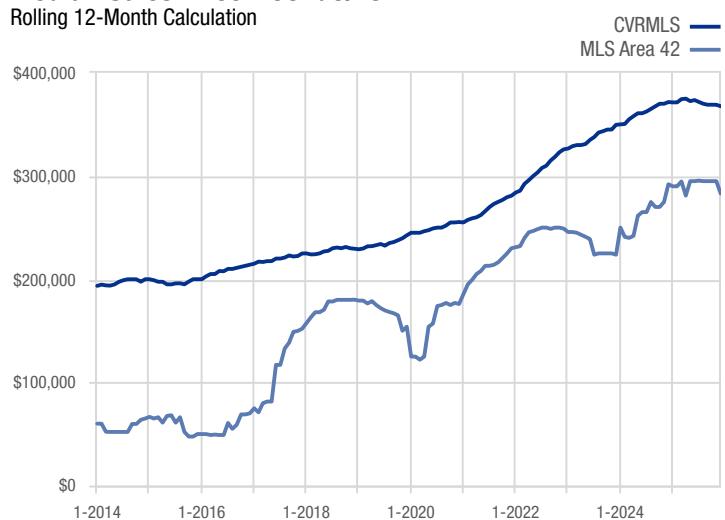
Median Sales Price - Single-Family
Rolling 12-Month Calculation

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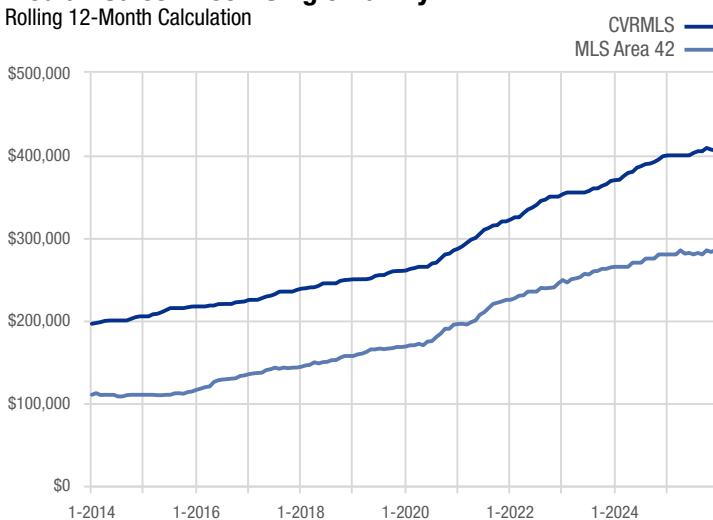
Median Sales Price - Condo/Town
Rolling 12-Month Calculation

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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.