Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.

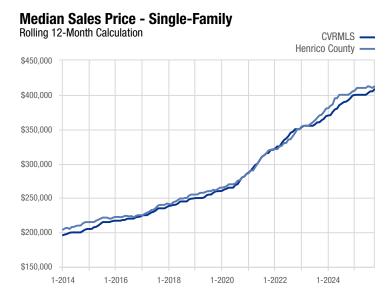


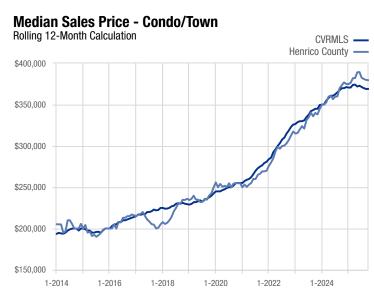
Henrico County

Single Family		October			Year to Date	
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	291	285	- 2.1%	2,753	2,999	+ 8.9%
Pending Sales	237	262	+ 10.5%	2,325	2,465	+ 6.0%
Closed Sales	231	256	+ 10.8%	2,232	2,358	+ 5.6%
Days on Market Until Sale	19	21	+ 10.5%	18	21	+ 16.7%
Median Sales Price*	\$400,000	\$425,503	+ 6.4%	\$402,000	\$412,000	+ 2.5%
Average Sales Price*	\$477,570	\$527,826	+ 10.5%	\$488,309	\$494,081	+ 1.2%
Percent of Original List Price Received*	100.4%	98.9%	- 1.5%	101.6%	100.6%	- 1.0%
Inventory of Homes for Sale	319	331	+ 3.8%		_	_
Months Supply of Inventory	1.4	1.4	0.0%		_	_

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	147	143	- 2.7%	1,222	1,497	+ 22.5%	
Pending Sales	86	112	+ 30.2%	958	1,097	+ 14.5%	
Closed Sales	94	102	+ 8.5%	915	1,065	+ 16.4%	
Days on Market Until Sale	28	30	+ 7.1%	30	32	+ 6.7%	
Median Sales Price*	\$388,633	\$380,348	- 2.1%	\$370,000	\$375,000	+ 1.4%	
Average Sales Price*	\$411,457	\$408,954	- 0.6%	\$408,252	\$413,890	+ 1.4%	
Percent of Original List Price Received*	100.3%	98.8%	- 1.5%	100.4%	99.0%	- 1.4%	
Inventory of Homes for Sale	237	252	+ 6.3%		_	_	
Months Supply of Inventory	2.5	2.4	- 4.0%		_	_	

^{*} 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.





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.