

Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	134	123	- 8.2%	3,096	3,323	+ 7.3%
Pending Sales	148	151	+ 2.0%	2,662	2,798	+ 5.1%
Closed Sales	212	238	+ 12.3%	2,663	2,801	+ 5.2%
Days on Market Until Sale	21	28	+ 33.3%	18	22	+ 22.2%
Median Sales Price*	\$421,000	\$420,000	- 0.2%	\$405,000	\$412,000	+ 1.7%
Average Sales Price*	\$490,811	\$484,835	- 1.2%	\$490,420	\$491,255	+ 0.2%
Percent of Original List Price Received*	98.6%	98.2%	- 0.4%	101.2%	100.3%	- 0.9%
Inventory of Homes for Sale	231	213	- 7.8%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

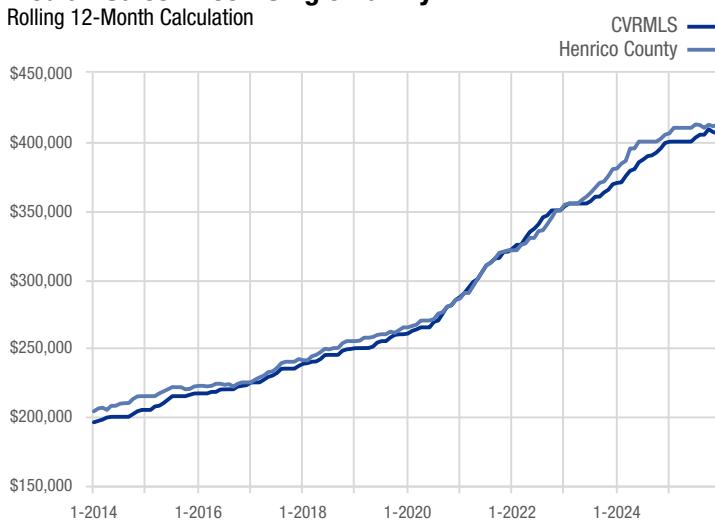
Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	95	84	- 11.6%	1,413	1,686	+ 19.3%
Pending Sales	81	73	- 9.9%	1,135	1,250	+ 10.1%
Closed Sales	127	105	- 17.3%	1,138	1,265	+ 11.2%
Days on Market Until Sale	35	39	+ 11.4%	31	33	+ 6.5%
Median Sales Price*	\$379,085	\$352,173	- 7.1%	\$375,000	\$370,000	- 1.3%
Average Sales Price*	\$398,690	\$399,902	+ 0.3%	\$407,886	\$411,525	+ 0.9%
Percent of Original List Price Received*	98.9%	97.6%	- 1.3%	100.1%	98.8%	- 1.3%
Inventory of Homes for Sale	188	185	- 1.6%	—	—	—
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.

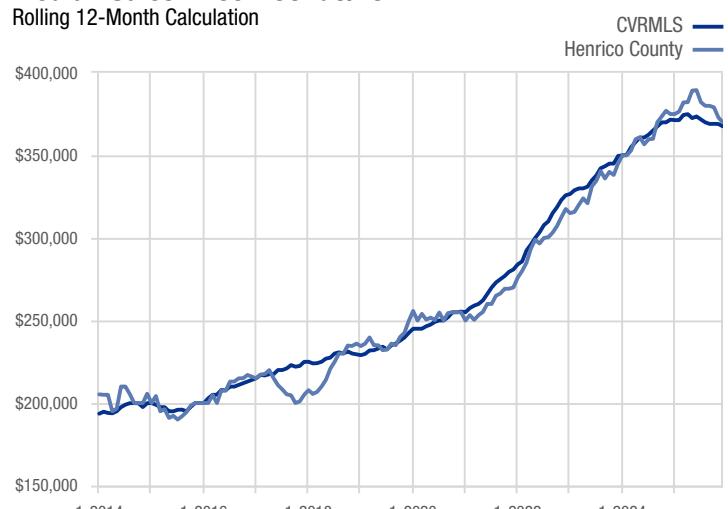
Median Sales Price - Single-Family

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.