

# Local Market Update – August 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 22

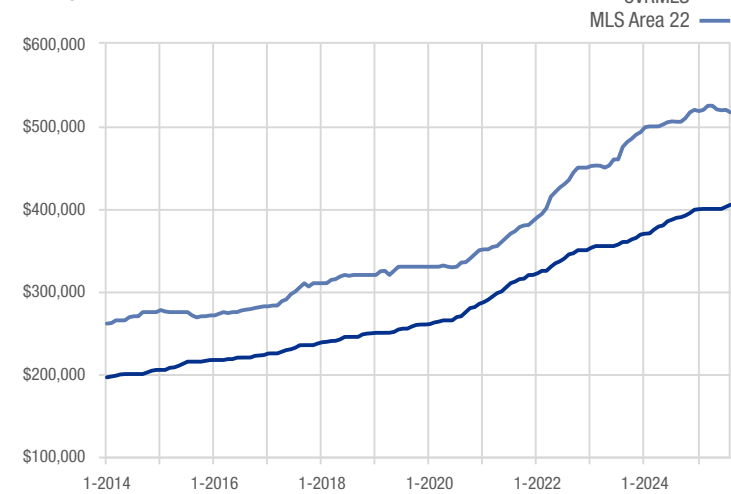
22-Henrico

Single Family	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	70	65	- 7.1%	687	721	+ 4.9%
Pending Sales	57	67	+ 17.5%	587	611	+ 4.1%
Closed Sales	79	71	- 10.1%	562	591	+ 5.2%
Days on Market Until Sale	8	11	+ 37.5%	13	14	+ 7.7%
Median Sales Price*	\$500,000	\$464,900	- 7.0%	\$521,000	\$517,750	- 0.6%
Average Sales Price*	\$617,177	\$550,311	- 10.8%	\$623,214	\$639,287	+ 2.6%
Percent of Original List Price Received*	102.8%	102.3%	- 0.5%	103.6%	103.1%	- 0.5%
Inventory of Homes for Sale	73	72	- 1.4%	—	—	—
Months Supply of Inventory	1.1	1.0	- 9.1%	—	—	—

Condo/Town	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	41	51	+ 24.4%	354	389	+ 9.9%
Pending Sales	38	46	+ 21.1%	288	310	+ 7.6%
Closed Sales	32	45	+ 40.6%	293	311	+ 6.1%
Days on Market Until Sale	40	31	- 22.5%	30	34	+ 13.3%
Median Sales Price*	\$391,000	\$405,000	+ 3.6%	\$408,585	\$440,000	+ 7.7%
Average Sales Price*	\$465,869	\$463,884	- 0.4%	\$445,660	\$469,558	+ 5.4%
Percent of Original List Price Received*	97.5%	97.8%	+ 0.3%	100.9%	98.8%	- 2.1%
Inventory of Homes for Sale	67	57	- 14.9%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

\* 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.