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



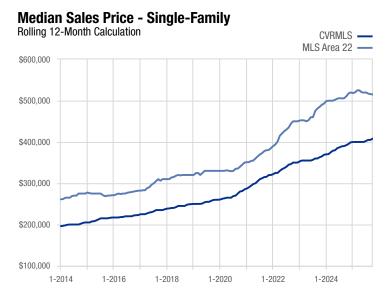
## MLS Area 22

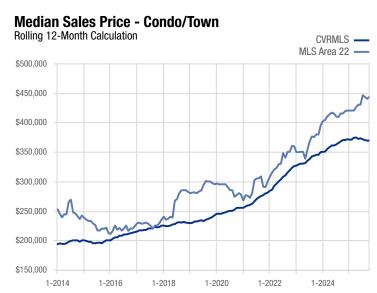
22-Henrico

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	92	79	- 14.1%	875	900	+ 2.9%	
Pending Sales	82	86	+ 4.9%	736	771	+ 4.8%	
Closed Sales	72	83	+ 15.3%	690	739	+ 7.1%	
Days on Market Until Sale	15	14	- 6.7%	13	14	+ 7.7%	
Median Sales Price*	\$525,500	\$524,950	- 0.1%	\$520,000	\$515,000	- 1.0%	
Average Sales Price*	\$643,960	\$664,752	+ 3.2%	\$622,723	\$636,789	+ 2.3%	
Percent of Original List Price Received*	102.5%	100.7%	- 1.8%	103.3%	102.5%	- 0.8%	
Inventory of Homes for Sale	90	76	- 15.6%		_	_	
Months Supply of Inventory	1.3	1.0	- 23.1%		_	_	

Condo/Town	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	61	47	- 23.0%	471	485	+ 3.0%	
Pending Sales	25	32	+ 28.0%	360	373	+ 3.6%	
Closed Sales	28	39	+ 39.3%	353	385	+ 9.1%	
Days on Market Until Sale	26	16	- 38.5%	31	32	+ 3.2%	
Median Sales Price*	\$387,500	\$430,000	+ 11.0%	\$415,000	\$440,000	+ 6.0%	
Average Sales Price*	\$407,811	\$457,486	+ 12.2%	\$444,358	\$468,423	+ 5.4%	
Percent of Original List Price Received*	98.4%	99.4%	+ 1.0%	100.6%	98.8%	- 1.8%	
Inventory of Homes for Sale	94	76	- 19.1%		_	_	
Months Supply of Inventory	2.7	2.1	- 22.2%		_	_	

<sup>\*</sup> 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.