

# Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 32

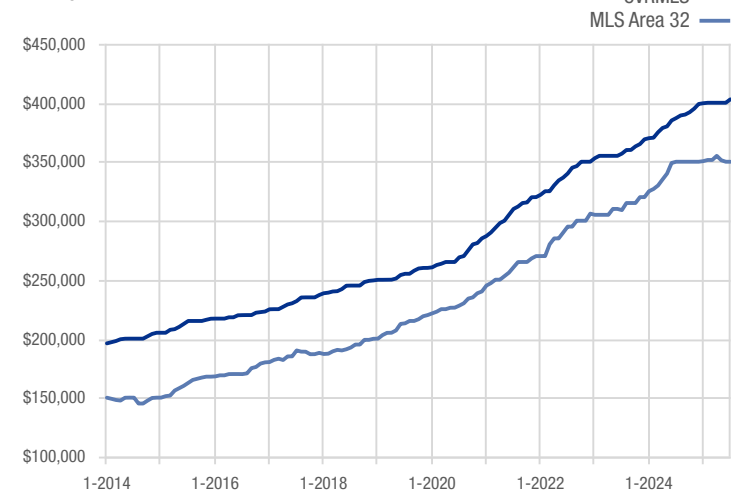
32-Henrico

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	46	51	+ 10.9%	272	306	+ 12.5%
Pending Sales	38	34	- 10.5%	237	256	+ 8.0%
Closed Sales	30	42	+ 40.0%	221	247	+ 11.8%
Days on Market Until Sale	12	22	+ 83.3%	16	22	+ 37.5%
Median Sales Price*	\$367,500	\$350,000	- 4.8%	\$360,000	\$356,000	- 1.1%
Average Sales Price*	\$367,105	\$365,895	- 0.3%	\$368,147	\$364,938	- 0.9%
Percent of Original List Price Received*	101.0%	100.2%	- 0.8%	103.2%	101.4%	- 1.7%
Inventory of Homes for Sale	36	50	+ 38.9%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

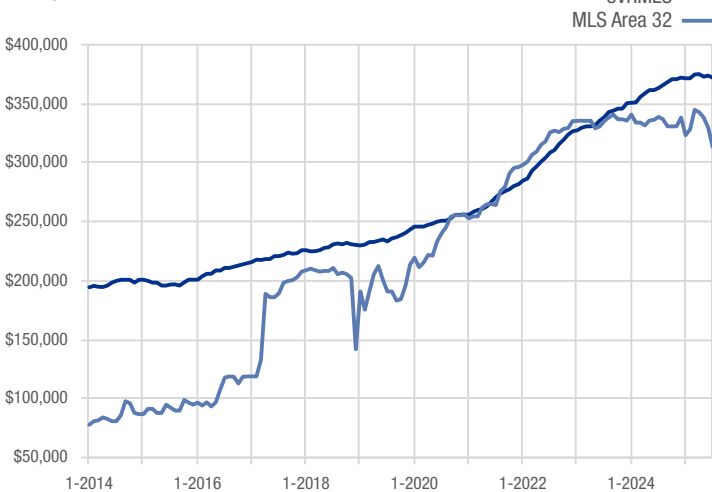
Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	6	9	+ 50.0%	51	78	+ 52.9%
Pending Sales	3	4	+ 33.3%	60	58	- 3.3%
Closed Sales	9	7	- 22.2%	59	63	+ 6.8%
Days on Market Until Sale	167	84	- 49.7%	68	38	- 44.1%
Median Sales Price*	\$355,000	\$310,000	- 12.7%	\$346,000	\$323,000	- 6.6%
Average Sales Price*	\$341,444	\$282,143	- 17.4%	\$298,879	\$291,809	- 2.4%
Percent of Original List Price Received*	97.3%	96.3%	- 1.0%	99.2%	97.5%	- 1.7%
Inventory of Homes for Sale	5	21	+ 320.0%	—	—	—
Months Supply of Inventory	0.6	2.8	+ 366.7%	—	—	—

\* 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.