

Local Market Update – May 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

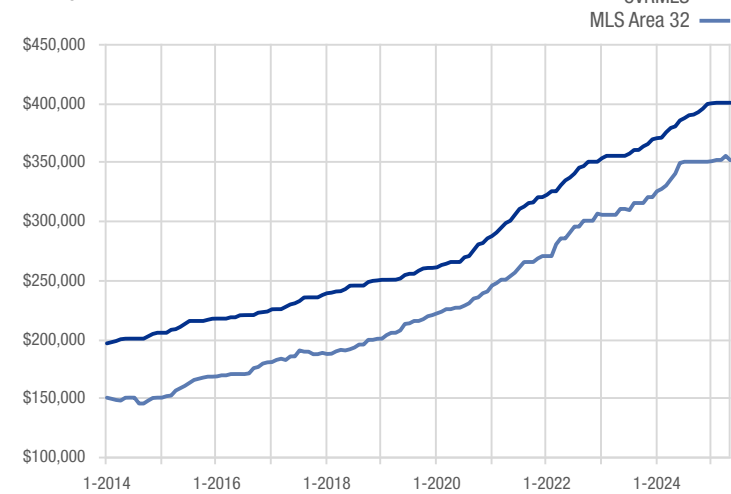
32-Henrico

Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	44	43	- 2.3%	184	203	+ 10.3%
Pending Sales	39	47	+ 20.5%	169	185	+ 9.5%
Closed Sales	40	46	+ 15.0%	158	165	+ 4.4%
Days on Market Until Sale	8	13	+ 62.5%	16	24	+ 50.0%
Median Sales Price*	\$365,000	\$345,000	- 5.5%	\$350,750	\$356,000	+ 1.5%
Average Sales Price*	\$371,898	\$358,381	- 3.6%	\$364,190	\$362,051	- 0.6%
Percent of Original List Price Received*	106.3%	102.6%	- 3.5%	103.2%	101.5%	- 1.6%
Inventory of Homes for Sale	25	33	+ 32.0%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

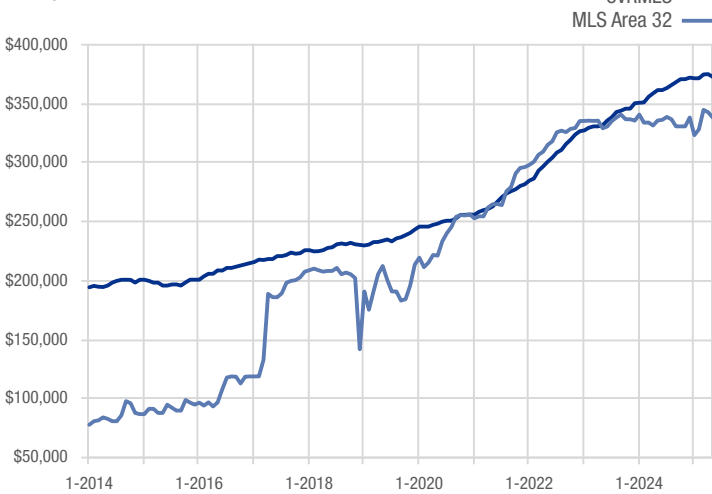
Condo/Town	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	4	15	+ 275.0%	42	72	+ 71.4%
Pending Sales	4	10	+ 150.0%	52	48	- 7.7%
Closed Sales	9	11	+ 22.2%	46	42	- 8.7%
Days on Market Until Sale	38	16	- 57.9%	48	31	- 35.4%
Median Sales Price*	\$355,000	\$357,500	+ 0.7%	\$332,500	\$329,000	- 1.1%
Average Sales Price*	\$323,778	\$324,091	+ 0.1%	\$288,671	\$294,940	+ 2.2%
Percent of Original List Price Received*	100.3%	98.9%	- 1.4%	99.7%	97.5%	- 2.2%
Inventory of Homes for Sale	4	44	+ 1,000.0%	—	—	—
Months Supply of Inventory	0.4	6.1	+ 1,425.0%	—	—	—

* 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.