

Local Market Update – September 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

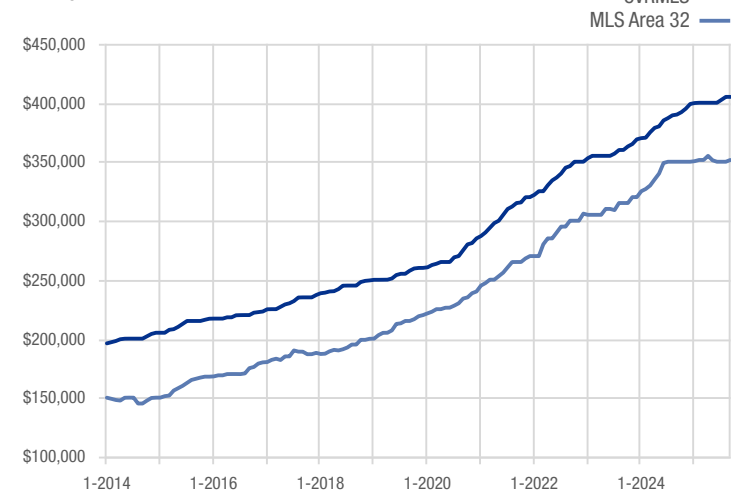
32-Henrico

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	42	32	- 23.8%	350	382	+ 9.1%
Pending Sales	34	32	- 5.9%	304	326	+ 7.2%
Closed Sales	27	33	+ 22.2%	294	314	+ 6.8%
Days on Market Until Sale	14	14	0.0%	15	20	+ 33.3%
Median Sales Price*	\$329,000	\$339,000	+ 3.0%	\$351,750	\$355,000	+ 0.9%
Average Sales Price*	\$344,106	\$346,150	+ 0.6%	\$361,568	\$362,602	+ 0.3%
Percent of Original List Price Received*	102.2%	98.8%	- 3.3%	102.5%	100.8%	- 1.7%
Inventory of Homes for Sale	39	33	- 15.4%	—	—	—
Months Supply of Inventory	1.2	1.0	- 16.7%	—	—	—

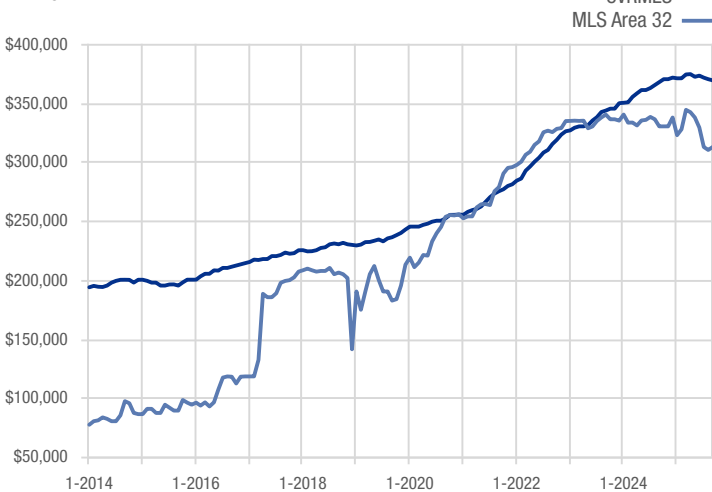
Condo/Town	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	5	9	+ 80.0%	67	104	+ 55.2%
Pending Sales	6	7	+ 16.7%	70	75	+ 7.1%
Closed Sales	5	7	+ 40.0%	69	73	+ 5.8%
Days on Market Until Sale	10	43	+ 330.0%	64	38	- 40.6%
Median Sales Price*	\$175,000	\$270,000	+ 54.3%	\$344,000	\$310,000	- 9.9%
Average Sales Price*	\$198,000	\$275,429	+ 39.1%	\$291,650	\$291,876	+ 0.1%
Percent of Original List Price Received*	99.0%	90.9%	- 8.2%	99.0%	96.8%	- 2.2%
Inventory of Homes for Sale	9	23	+ 155.6%	—	—	—
Months Supply of Inventory	1.2	2.9	+ 141.7%	—	—	—

* 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.