

# Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 34

34-Henrico

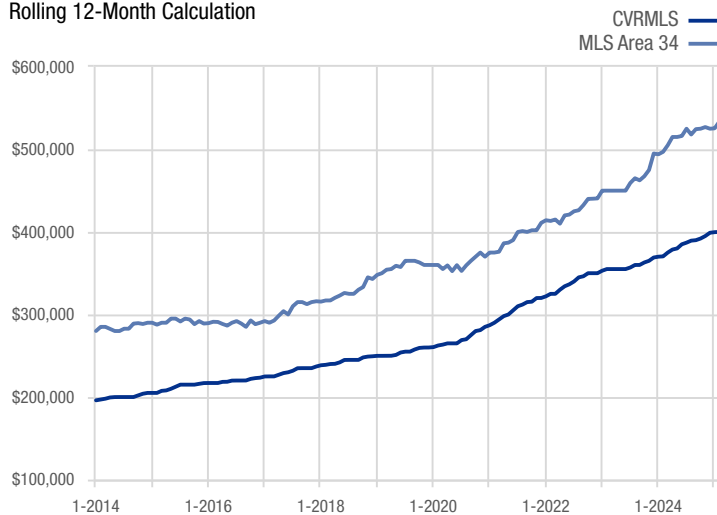
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	45	<b>51</b>	+ 13.3%	98	<b>100</b>	+ 2.0%
Pending Sales	40	<b>46</b>	+ 15.0%	91	<b>84</b>	- 7.7%
Closed Sales	60	<b>36</b>	- 40.0%	93	<b>68</b>	- 26.9%
Days on Market Until Sale	21	<b>36</b>	+ 71.4%	18	<b>33</b>	+ 83.3%
Median Sales Price*	\$467,500	<b>\$536,000</b>	+ 14.7%	\$455,000	<b>\$515,000</b>	+ 13.2%
Average Sales Price*	\$547,565	<b>\$608,243</b>	+ 11.1%	\$550,941	<b>\$574,156</b>	+ 4.2%
Percent of Original List Price Received*	101.1%	<b>99.8%</b>	- 1.3%	100.7%	<b>99.2%</b>	- 1.5%
Inventory of Homes for Sale	39	<b>51</b>	+ 30.8%	—	—	—
Months Supply of Inventory	0.6	<b>1.0</b>	+ 66.7%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	33	<b>44</b>	+ 33.3%	73	<b>72</b>	- 1.4%
Pending Sales	32	<b>41</b>	+ 28.1%	64	<b>74</b>	+ 15.6%
Closed Sales	22	<b>25</b>	+ 13.6%	54	<b>47</b>	- 13.0%
Days on Market Until Sale	26	<b>25</b>	- 3.8%	25	<b>30</b>	+ 20.0%
Median Sales Price*	\$385,000	<b>\$420,240</b>	+ 9.2%	\$390,000	<b>\$442,935</b>	+ 13.6%
Average Sales Price*	\$368,188	<b>\$411,157</b>	+ 11.7%	\$386,668	<b>\$432,983</b>	+ 12.0%
Percent of Original List Price Received*	99.5%	<b>100.3%</b>	+ 0.8%	99.6%	<b>100.0%</b>	+ 0.4%
Inventory of Homes for Sale	40	<b>46</b>	+ 15.0%	—	—	—
Months Supply of Inventory	1.0	<b>1.2</b>	+ 20.0%	—	—	—

\* 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.

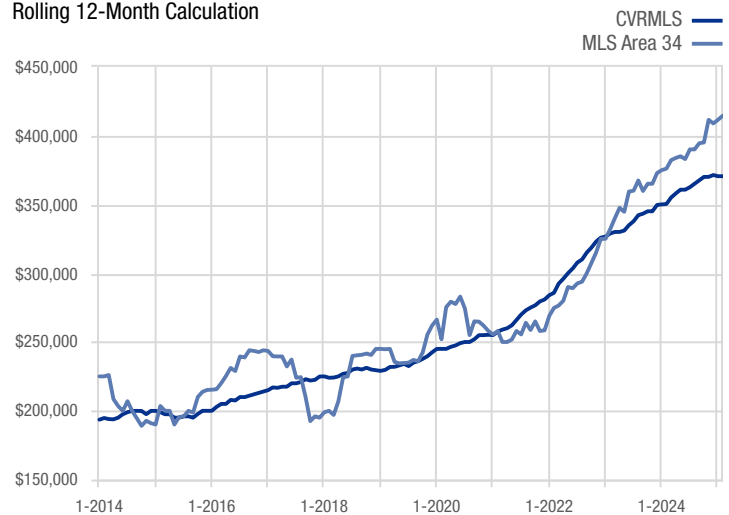
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Condo/Town

Rolling 12-Month Calculation



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.