

MLS Area 34

34-Henrico

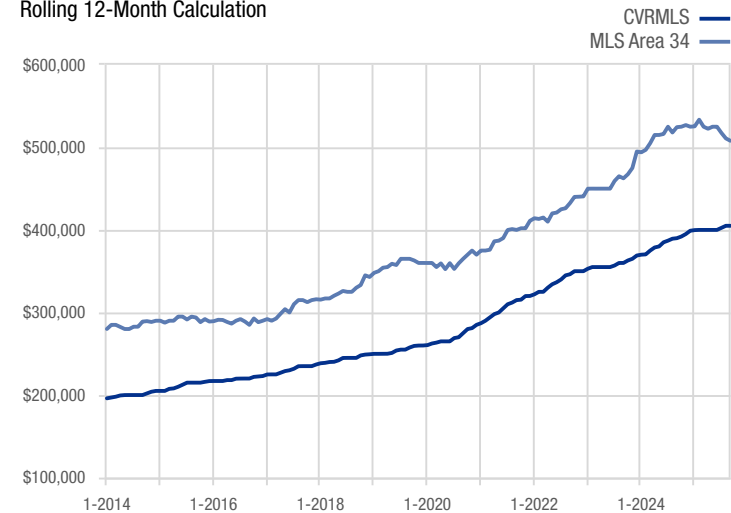
Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	58	77	+ 32.8%	609	678	+ 11.3%
Pending Sales	54	67	+ 24.1%	513	563	+ 9.7%
Closed Sales	57	45	- 21.1%	494	519	+ 5.1%
Days on Market Until Sale	13	20	+ 53.8%	16	19	+ 18.8%
Median Sales Price*	\$479,000	\$429,664	- 10.3%	\$525,000	\$500,000	- 4.8%
Average Sales Price*	\$572,212	\$525,924	- 8.1%	\$606,492	\$583,187	- 3.8%
Percent of Original List Price Received*	100.6%	99.2%	- 1.4%	101.8%	100.5%	- 1.3%
Inventory of Homes for Sale	71	88	+ 23.9%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	63	55	- 12.7%	429	504	+ 17.5%
Pending Sales	41	44	+ 7.3%	346	388	+ 12.1%
Closed Sales	41	44	+ 7.3%	303	377	+ 24.4%
Days on Market Until Sale	28	43	+ 53.6%	21	27	+ 28.6%
Median Sales Price*	\$368,500	\$390,450	+ 6.0%	\$400,000	\$409,295	+ 2.3%
Average Sales Price*	\$400,028	\$390,621	- 2.4%	\$402,255	\$410,992	+ 2.2%
Percent of Original List Price Received*	100.9%	98.5%	- 2.4%	100.8%	99.5%	- 1.3%
Inventory of Homes for Sale	76	108	+ 42.1%	—	—	—
Months Supply of Inventory	2.0	2.7	+ 35.0%	—	—	—

* 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.

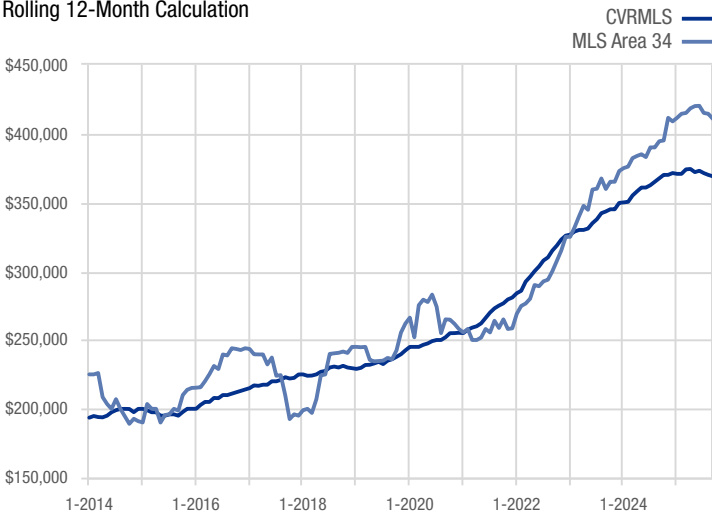
Median Sales Price - Single-Family

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.