

MLS Area 34

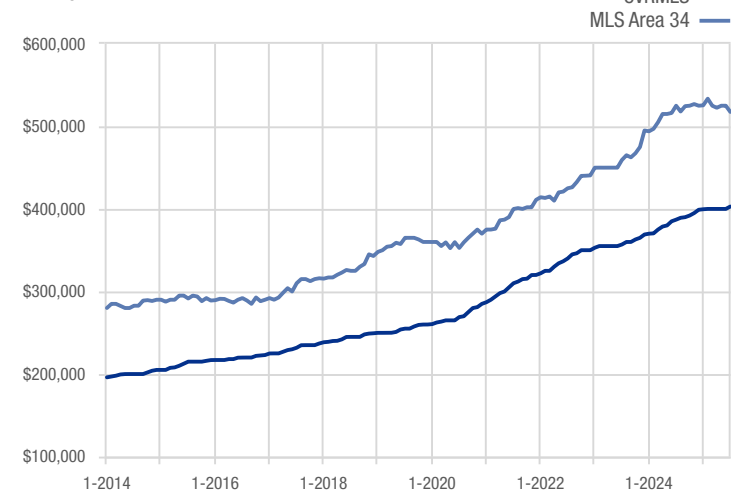
34-Henrico

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	80	85	+ 6.3%	480	529	+ 10.2%
Pending Sales	56	71	+ 26.8%	400	446	+ 11.5%
Closed Sales	55	83	+ 50.9%	375	407	+ 8.5%
Days on Market Until Sale	11	15	+ 36.4%	16	20	+ 25.0%
Median Sales Price*	\$660,000	\$459,864	- 30.3%	\$530,000	\$512,932	- 3.2%
Average Sales Price*	\$621,178	\$601,091	- 3.2%	\$604,399	\$593,878	- 1.7%
Percent of Original List Price Received*	101.3%	100.5%	- 0.8%	102.0%	100.8%	- 1.2%
Inventory of Homes for Sale	76	78	+ 2.6%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	48	55	+ 14.6%	318	381	+ 19.8%
Pending Sales	38	43	+ 13.2%	268	294	+ 9.7%
Closed Sales	44	54	+ 22.7%	224	287	+ 28.1%
Days on Market Until Sale	18	22	+ 22.2%	21	24	+ 14.3%
Median Sales Price*	\$447,668	\$355,995	- 20.5%	\$410,718	\$420,930	+ 2.5%
Average Sales Price*	\$443,758	\$382,450	- 13.8%	\$410,620	\$414,991	+ 1.1%
Percent of Original List Price Received*	100.8%	99.4%	- 1.4%	100.7%	100.0%	- 0.7%
Inventory of Homes for Sale	61	93	+ 52.5%	—	—	—
Months Supply of Inventory	1.6	2.4	+ 50.0%	—	—	—

\* 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.