Local Market Update – October 2025A Research Tool Provided by Central Virginia Regional MLS.



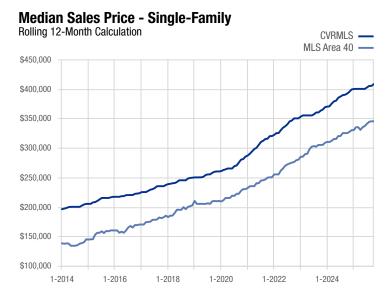
MLS Area 40

40-Henrico

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	59	47	- 20.3%	481	504	+ 4.8%	
Pending Sales	37	34	- 8.1%	391	389	- 0.5%	
Closed Sales	29	40	+ 37.9%	375	386	+ 2.9%	
Days on Market Until Sale	34	30	- 11.8%	28	36	+ 28.6%	
Median Sales Price*	\$330,000	\$360,125	+ 9.1%	\$329,000	\$345,000	+ 4.9%	
Average Sales Price*	\$338,916	\$362,363	+ 6.9%	\$340,102	\$348,824	+ 2.6%	
Percent of Original List Price Received*	97.2%	94.9%	- 2.4%	99.0%	98.7%	- 0.3%	
Inventory of Homes for Sale	79	76	- 3.8%		_	_	
Months Supply of Inventory	2.0	2.0	0.0%			_	

Condo/Town	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	17	29	+ 70.6%	113	244	+ 115.9%
Pending Sales	7	16	+ 128.6%	70	132	+ 88.6%
Closed Sales	8	10	+ 25.0%	67	105	+ 56.7%
Days on Market Until Sale	49	40	- 18.4%	40	41	+ 2.5%
Median Sales Price*	\$525,000	\$323,673	- 38.3%	\$440,000	\$323,500	- 26.5%
Average Sales Price*	\$557,728	\$398,445	- 28.6%	\$520,016	\$421,181	- 19.0%
Percent of Original List Price Received*	101.1%	98.7%	- 2.4%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	39	40	+ 2.6%		_	_
Months Supply of Inventory	5.9	3.4	- 42.4%		_	_

^{*} 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.





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.