

Local Market Update – April 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

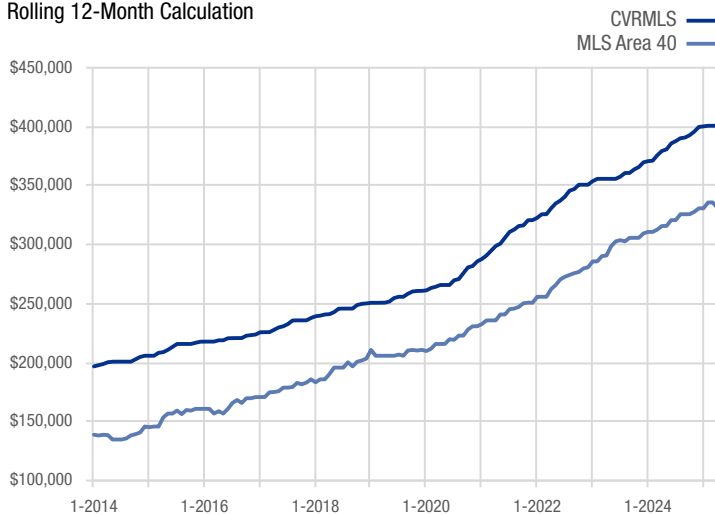
Single Family	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	63	51	- 19.0%	194	198	+ 2.1%
Pending Sales	45	51	+ 13.3%	155	166	+ 7.1%
Closed Sales	41	45	+ 9.8%	133	136	+ 2.3%
Days on Market Until Sale	38	34	- 10.5%	35	45	+ 28.6%
Median Sales Price*	\$339,900	\$330,000	- 2.9%	\$325,000	\$330,000	+ 1.5%
Average Sales Price*	\$375,600	\$338,518	- 9.9%	\$335,971	\$338,121	+ 0.6%
Percent of Original List Price Received*	99.7%	100.2%	+ 0.5%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	68	61	- 10.3%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Condo/Town	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	11	48	+ 336.4%	37	97	+ 162.2%
Pending Sales	8	15	+ 87.5%	33	52	+ 57.6%
Closed Sales	11	5	- 54.5%	25	20	- 20.0%
Days on Market Until Sale	28	54	+ 92.9%	32	67	+ 109.4%
Median Sales Price*	\$341,168	\$305,000	- 10.6%	\$341,168	\$374,430	+ 9.7%
Average Sales Price*	\$507,023	\$309,881	- 38.9%	\$469,846	\$447,852	- 4.7%
Percent of Original List Price Received*	98.7%	97.2%	- 1.5%	98.8%	96.4%	- 2.4%
Inventory of Homes for Sale	20	36	+ 80.0%	—	—	—
Months Supply of Inventory	3.8	4.3	+ 13.2%	—	—	—

* 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.

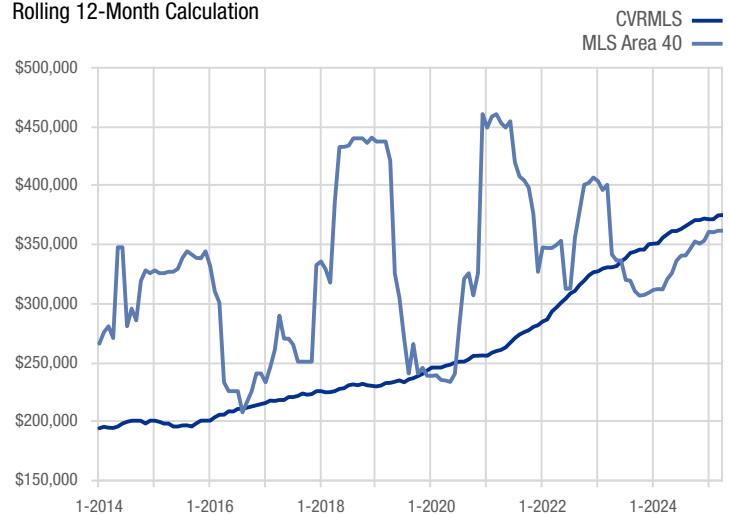
Median Sales Price - Single-Family

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.