

MLS Area 40

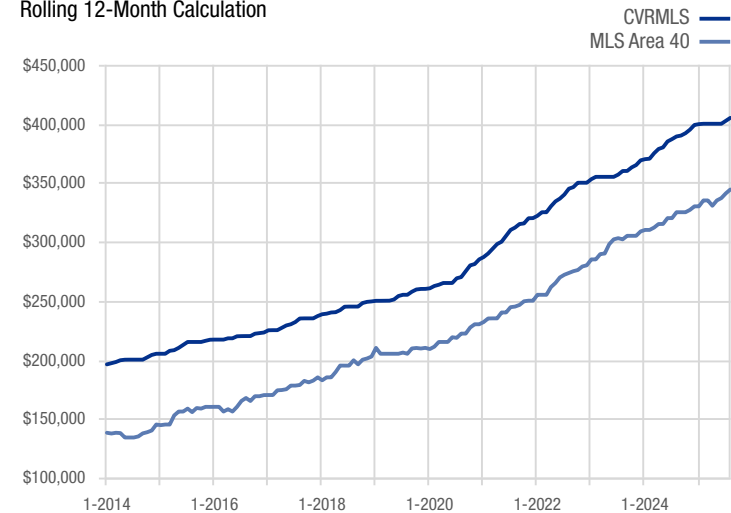
40-Henrico

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	40	41	+ 2.5%	382	411	+ 7.6%
Pending Sales	29	40	+ 37.9%	319	324	+ 1.6%
Closed Sales	42	37	- 11.9%	320	305	- 4.7%
Days on Market Until Sale	27	41	+ 51.9%	29	38	+ 31.0%
Median Sales Price*	\$342,250	\$356,000	+ 4.0%	\$329,450	\$345,000	+ 4.7%
Average Sales Price*	\$357,683	\$360,781	+ 0.9%	\$342,470	\$347,378	+ 1.4%
Percent of Original List Price Received*	99.1%	99.4%	+ 0.3%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	66	70	+ 6.1%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

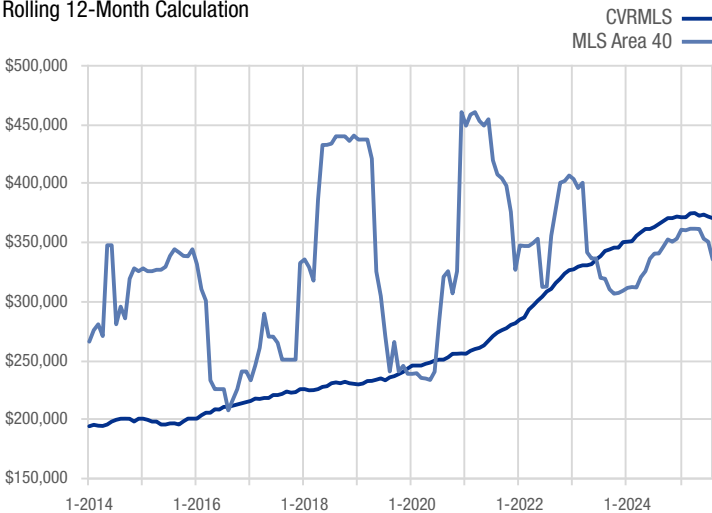
Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	13	17	+ 30.8%	83	198	+ 138.6%
Pending Sales	5	12	+ 140.0%	62	110	+ 77.4%
Closed Sales	7	21	+ 200.0%	54	82	+ 51.9%
Days on Market Until Sale	52	32	- 38.5%	38	42	+ 10.5%
Median Sales Price*	\$604,955	\$309,595	- 48.8%	\$396,588	\$329,250	- 17.0%
Average Sales Price*	\$657,136	\$330,105	- 49.8%	\$503,997	\$431,227	- 14.4%
Percent of Original List Price Received*	96.5%	99.7%	+ 3.3%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	23	45	+ 95.7%	—	—	—
Months Supply of Inventory	3.7	4.2	+ 13.5%	—	—	—

* 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.