

Local Market Update – February 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

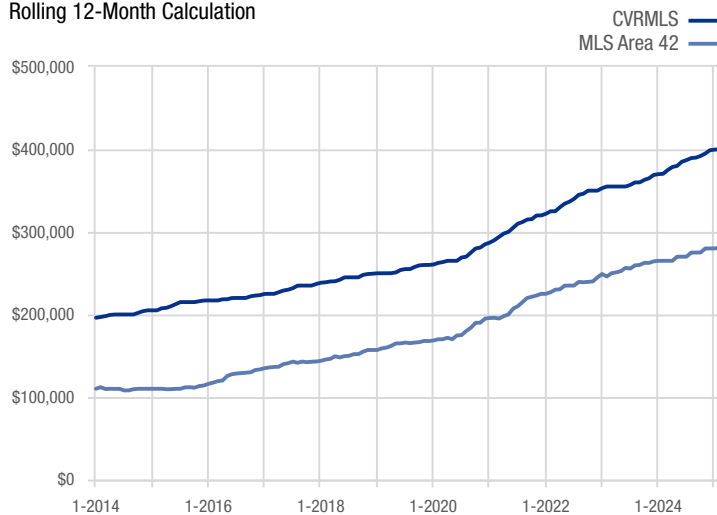
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	36	28	- 22.2%	62	63	+ 1.6%
Pending Sales	34	24	- 29.4%	55	46	- 16.4%
Closed Sales	23	15	- 34.8%	43	41	- 4.7%
Days on Market Until Sale	17	37	+ 117.6%	16	30	+ 87.5%
Median Sales Price*	\$260,000	\$260,000	0.0%	\$263,000	\$295,000	+ 12.2%
Average Sales Price*	\$257,233	\$289,167	+ 12.4%	\$268,510	\$292,722	+ 9.0%
Percent of Original List Price Received*	96.6%	97.5%	+ 0.9%	97.7%	97.1%	- 0.6%
Inventory of Homes for Sale	35	33	- 5.7%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

Condo/Town	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	3	3	0.0%	9	10	+ 11.1%
Pending Sales	5	8	+ 60.0%	11	11	0.0%
Closed Sales	3	3	0.0%	12	11	- 8.3%
Days on Market Until Sale	52	10	- 80.8%	43	26	- 39.5%
Median Sales Price*	\$170,000	\$200,000	+ 17.6%	\$306,618	\$275,000	- 10.3%
Average Sales Price*	\$175,000	\$191,667	+ 9.5%	\$272,019	\$266,065	- 2.2%
Percent of Original List Price Received*	96.6%	99.5%	+ 3.0%	100.4%	99.8%	- 0.6%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

* 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.

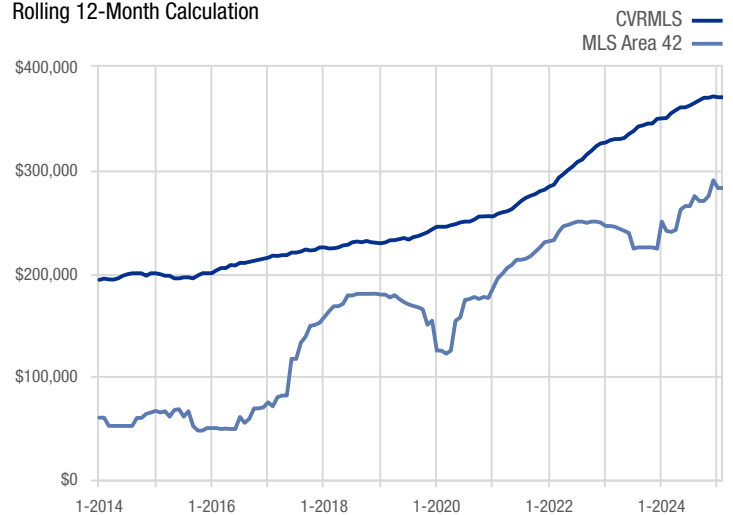
Median Sales Price - Single-Family

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.