

Local Market Update – July 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

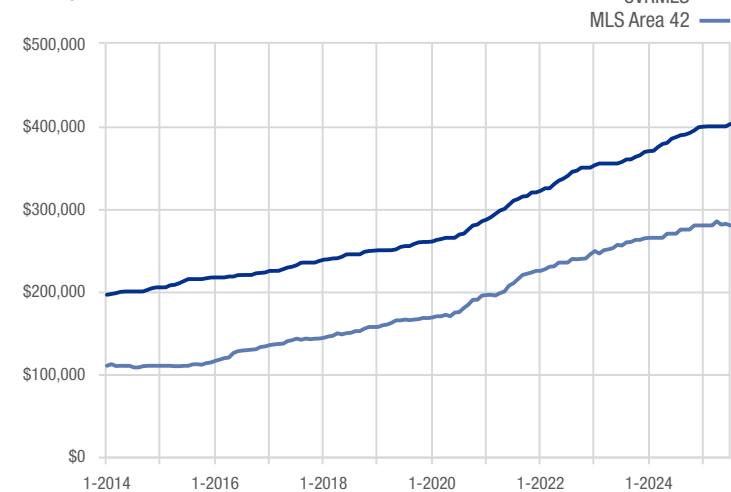
42-Henrico

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	38	40	+ 5.3%	238	291	+ 22.3%
Pending Sales	33	38	+ 15.2%	210	222	+ 5.7%
Closed Sales	38	29	- 23.7%	193	200	+ 3.6%
Days on Market Until Sale	16	16	0.0%	21	20	- 4.8%
Median Sales Price*	\$293,500	\$280,000	- 4.6%	\$272,000	\$279,450	+ 2.7%
Average Sales Price*	\$336,017	\$305,361	- 9.1%	\$291,408	\$292,063	+ 0.2%
Percent of Original List Price Received*	99.7%	103.5%	+ 3.8%	99.9%	99.6%	- 0.3%
Inventory of Homes for Sale	41	60	+ 46.3%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

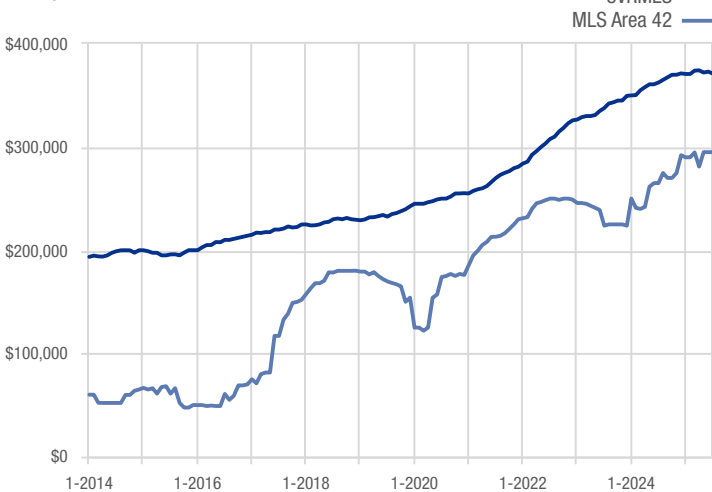
Condo/Town	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	8	11	+ 37.5%	53	76	+ 43.4%
Pending Sales	6	12	+ 100.0%	48	64	+ 33.3%
Closed Sales	4	11	+ 175.0%	46	56	+ 21.7%
Days on Market Until Sale	5	22	+ 340.0%	23	25	+ 8.7%
Median Sales Price*	\$182,500	\$255,000	+ 39.7%	\$274,898	\$297,000	+ 8.0%
Average Sales Price*	\$208,750	\$254,069	+ 21.7%	\$259,590	\$283,805	+ 9.3%
Percent of Original List Price Received*	101.6%	98.9%	- 2.7%	100.3%	99.8%	- 0.5%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

* 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.