

Local Market Update – August 2025

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

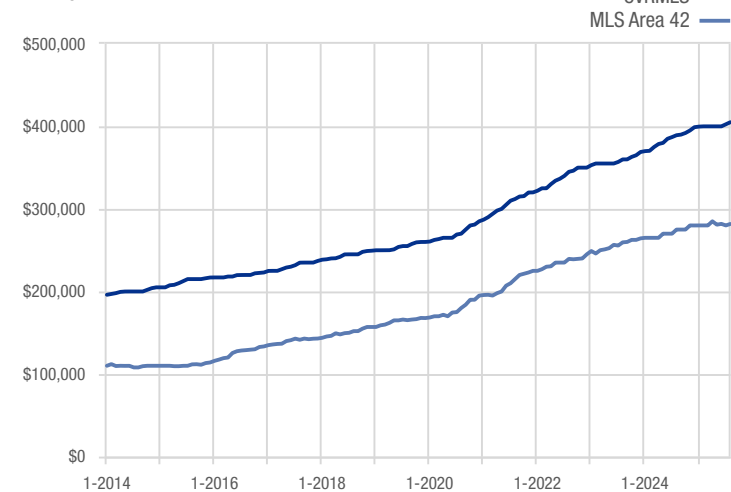
42-Henrico

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	30	35	+ 16.7%	268	327	+ 22.0%
Pending Sales	27	32	+ 18.5%	237	250	+ 5.5%
Closed Sales	30	33	+ 10.0%	223	234	+ 4.9%
Days on Market Until Sale	11	19	+ 72.7%	20	20	0.0%
Median Sales Price*	\$280,000	\$282,000	+ 0.7%	\$275,000	\$280,000	+ 1.8%
Average Sales Price*	\$292,633	\$291,214	- 0.5%	\$291,573	\$291,421	- 0.1%
Percent of Original List Price Received*	99.9%	98.6%	- 1.3%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	37	56	+ 51.4%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

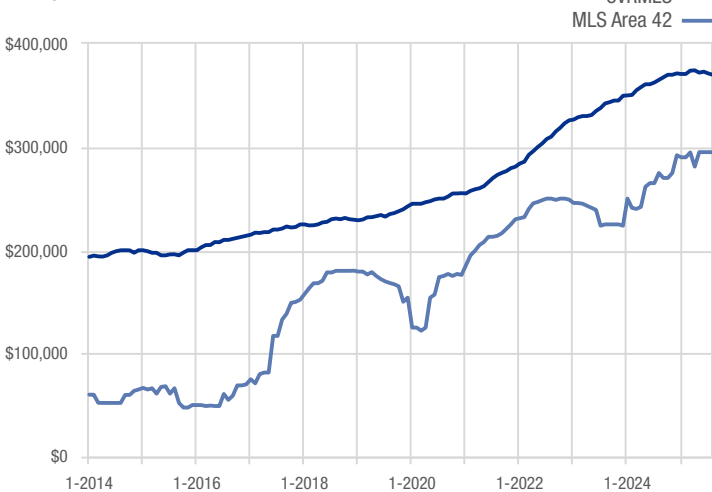
Condo/Town	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	10	5	- 50.0%	63	81	+ 28.6%
Pending Sales	7	3	- 57.1%	55	66	+ 20.0%
Closed Sales	10	8	- 20.0%	56	65	+ 16.1%
Days on Market Until Sale	31	34	+ 9.7%	24	26	+ 8.3%
Median Sales Price*	\$295,230	\$278,750	- 5.6%	\$275,000	\$295,000	+ 7.3%
Average Sales Price*	\$271,580	\$283,902	+ 4.5%	\$261,731	\$285,089	+ 8.9%
Percent of Original List Price Received*	100.8%	96.3%	- 4.5%	100.4%	99.4%	- 1.0%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

* 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.