

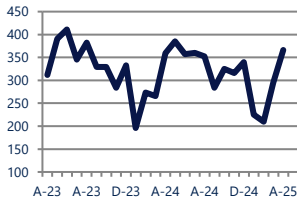
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HENRICO COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

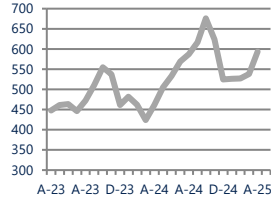
366



Up 2%
Vs. Year Ago

Active Inventory

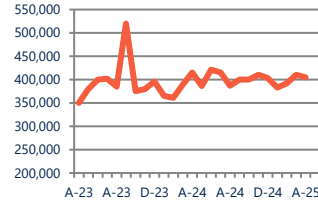
594



Up 29%
Vs. Year Ago

Median Sale Price

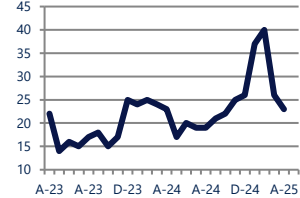
\$405,000



Down -2%
Vs. Year Ago

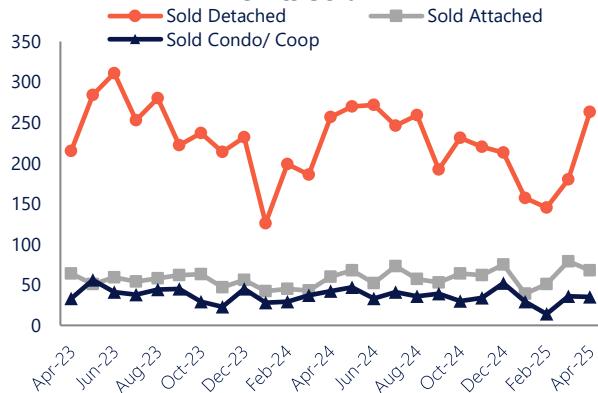
Days On Market

23



No Change
Vs. Year Ago

Units Sold*



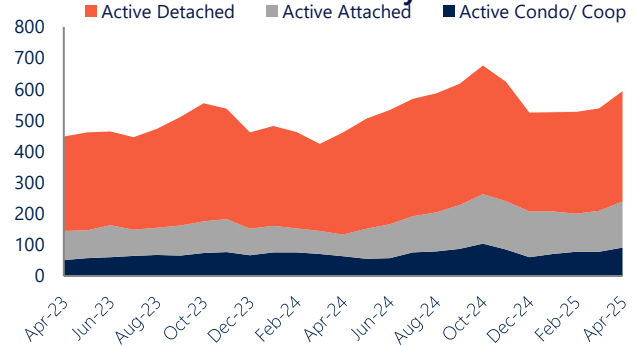
Units Sold

There was an increase in total units sold in April, with 366 sold this month in Henrico County versus 295 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 2% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 133 units or 29%. The total number of active inventory this April was 594 compared to 461 in April 2024. This month's total of 594 is higher than the previous month's total supply of available inventory of 538, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Henrico County Homes was \$415,000. This April, the median sale price was \$405,000, a decrease of 2% or \$10,000 compared to last year. The current median sold price is 1% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

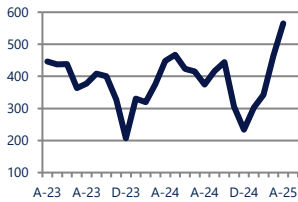
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FOCUS ON: **HENRICO COUNTY HOUSING MARKET**

APRIL 2025

New Listings

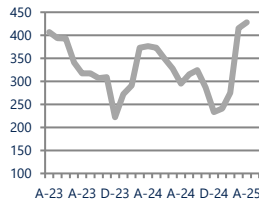
565



Up 26%
Vs. Year Ago

Current Contracts

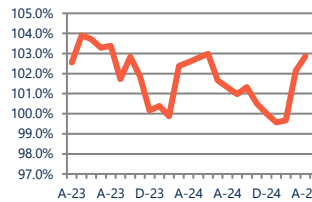
428



Up 14%
Vs. Year Ago

Sold Vs. List Price

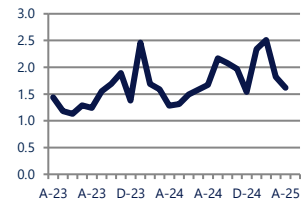
102.9%



No Change
Vs. Year Ago

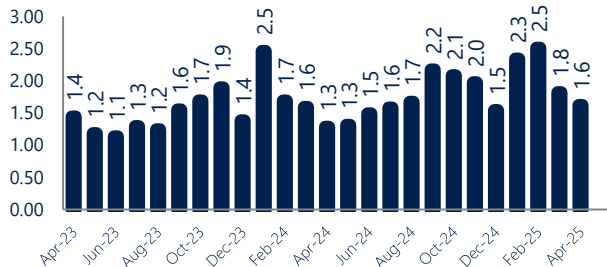
Months of Supply

1.6



Up 27%
Vs. Year Ago

Months Of Supply



Months of Supply

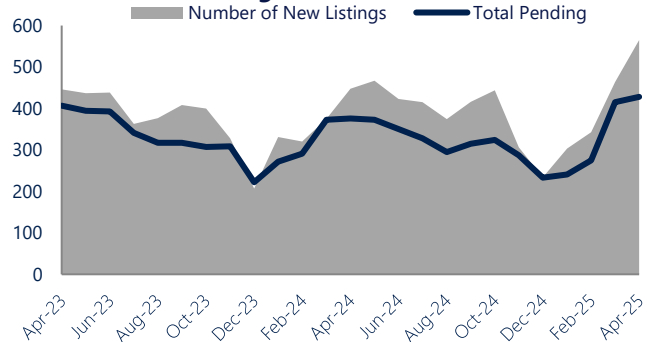
In April, there was 1.6 months of supply available in Henrico County, compared to 1.3 in April 2024. That is an increase of 26% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

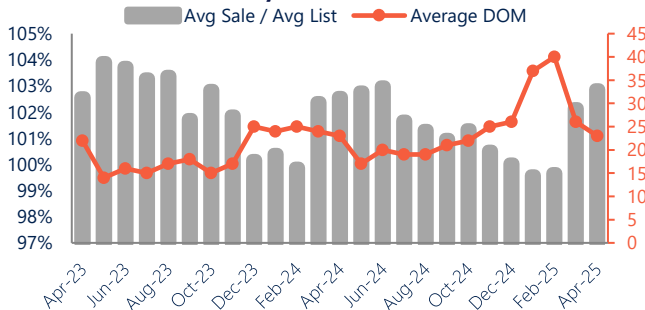
New Listings & Current Contracts

This month there were 565 homes newly listed for sale in Henrico County compared to 448 in April 2024, an increase of 26%. There were 428 current contracts pending sale this April compared to 376 a year ago. The number of current contracts is 14% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Henrico County was 102.9% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 23, which is similar compared to a year ago.