

# Local Market Update – December 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 32

32-Henrico

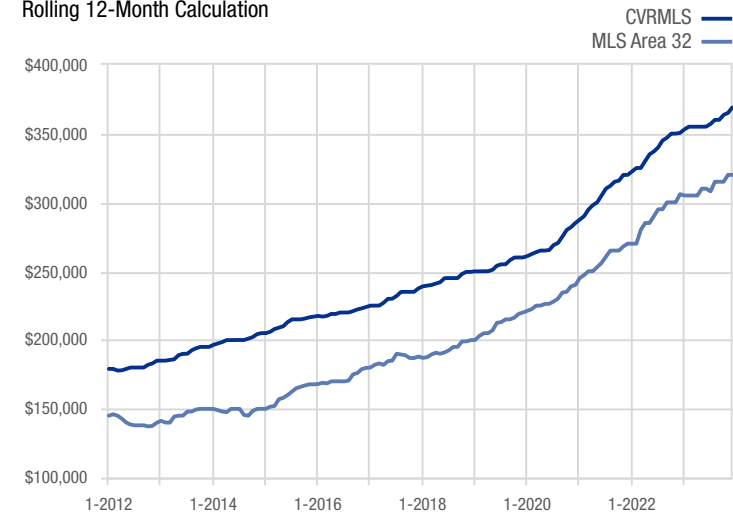
Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	21	23	+ 9.5%	481	428	- 11.0%
Pending Sales	33	25	- 24.2%	434	403	- 7.1%
Closed Sales	29	32	+ 10.3%	448	408	- 8.9%
Days on Market Until Sale	20	15	- 25.0%	12	14	+ 16.7%
Median Sales Price*	\$285,000	\$344,000	+ 20.7%	\$306,000	\$320,000	+ 4.6%
Average Sales Price*	\$286,040	\$342,976	+ 19.9%	\$306,797	\$324,287	+ 5.7%
Percent of Original List Price Received*	97.7%	101.5%	+ 3.9%	104.3%	103.3%	- 1.0%
Inventory of Homes for Sale	23	18	- 21.7%	—	—	—
Months Supply of Inventory	0.6	0.5	- 16.7%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	6	5	- 16.7%	149	138	- 7.4%
Pending Sales	11	7	- 36.4%	138	129	- 6.5%
Closed Sales	16	10	- 37.5%	154	139	- 9.7%
Days on Market Until Sale	35	104	+ 197.1%	23	38	+ 65.2%
Median Sales Price*	\$334,498	\$329,000	- 1.6%	\$334,498	\$334,865	+ 0.1%
Average Sales Price*	\$310,431	\$306,899	- 1.1%	\$303,269	\$309,835	+ 2.2%
Percent of Original List Price Received*	95.5%	96.0%	+ 0.5%	100.8%	98.5%	- 2.3%
Inventory of Homes for Sale	19	18	- 5.3%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

\* 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.

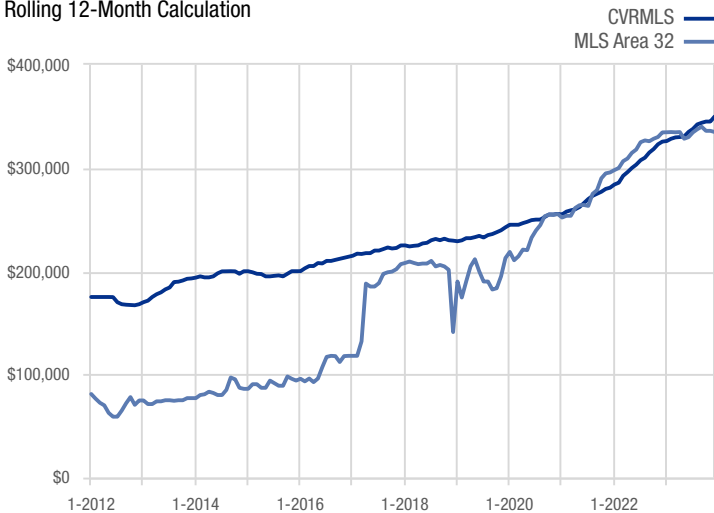
### Median Sales Price - Single-Family

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.