

# Local Market Update – December 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

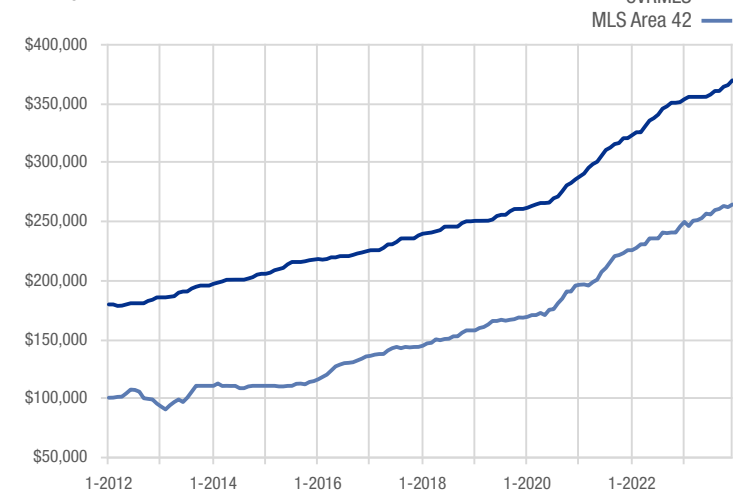
42-Henrico

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	35	25	- 28.6%	585	432	- 26.2%
Pending Sales	32	17	- 46.9%	494	387	- 21.7%
Closed Sales	36	31	- 13.9%	525	397	- 24.4%
Days on Market Until Sale	17	22	+ 29.4%	14	23	+ 64.3%
Median Sales Price*	\$249,500	\$282,000	+ 13.0%	\$245,000	\$263,750	+ 7.7%
Average Sales Price*	\$267,498	\$290,407	+ 8.6%	\$260,345	\$271,059	+ 4.1%
Percent of Original List Price Received*	99.0%	98.3%	- 0.7%	101.7%	99.8%	- 1.9%
Inventory of Homes for Sale	54	30	- 44.4%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	8	—	82	107	+ 30.5%
Pending Sales	1	4	+ 300.0%	81	80	- 1.2%
Closed Sales	5	2	- 60.0%	121	66	- 45.5%
Days on Market Until Sale	9	3	- 66.7%	8	12	+ 50.0%
Median Sales Price*	\$244,990	\$246,335	+ 0.5%	\$249,000	\$223,750	- 10.1%
Average Sales Price*	\$228,988	\$246,335	+ 7.6%	\$228,346	\$223,511	- 2.1%
Percent of Original List Price Received*	100.3%	106.7%	+ 6.4%	103.2%	101.8%	- 1.4%
Inventory of Homes for Sale	0	9	—	—	—	—
Months Supply of Inventory	—	1.4	—	—	—	—

\* 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

