

Local Market Update – January 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

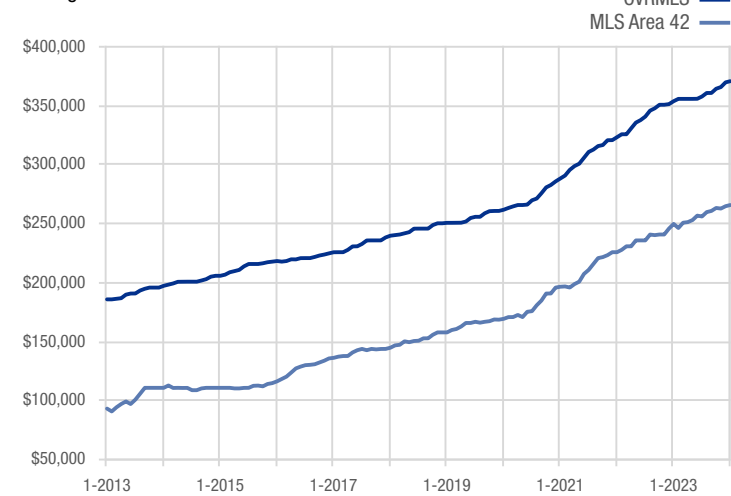
42-Henrico

Single Family	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	25	25	0.0%	25	25	0.0%
Pending Sales	30	24	- 20.0%	30	24	- 20.0%
Closed Sales	36	20	- 44.4%	36	20	- 44.4%
Days on Market Until Sale	27	16	- 40.7%	27	16	- 40.7%
Median Sales Price*	\$240,500	\$284,500	+ 18.3%	\$240,500	\$284,500	+ 18.3%
Average Sales Price*	\$255,466	\$281,478	+ 10.2%	\$255,466	\$281,478	+ 10.2%
Percent of Original List Price Received*	97.2%	98.9%	+ 1.7%	97.2%	98.9%	+ 1.7%
Inventory of Homes for Sale	41	32	- 22.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

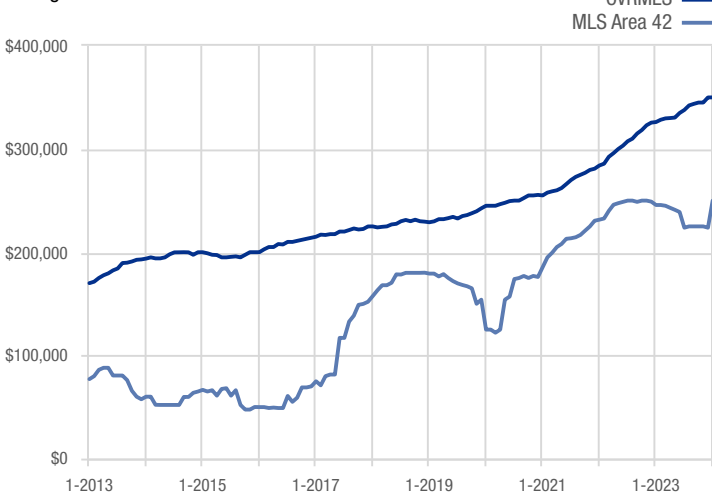
Condo/Town	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	2	6	+ 200.0%	2	6	+ 200.0%
Pending Sales	2	8	+ 300.0%	2	8	+ 300.0%
Closed Sales	4	9	+ 125.0%	4	9	+ 125.0%
Days on Market Until Sale	3	41	+ 1,266.7%	3	41	+ 1,266.7%
Median Sales Price*	\$140,000	\$338,235	+ 141.6%	\$140,000	\$338,235	+ 141.6%
Average Sales Price*	\$136,750	\$304,358	+ 122.6%	\$136,750	\$304,358	+ 122.6%
Percent of Original List Price Received*	99.7%	101.7%	+ 2.0%	99.7%	101.7%	+ 2.0%
Inventory of Homes for Sale	0	6	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

* 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.