

# Local Market Update – April 2024

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 22

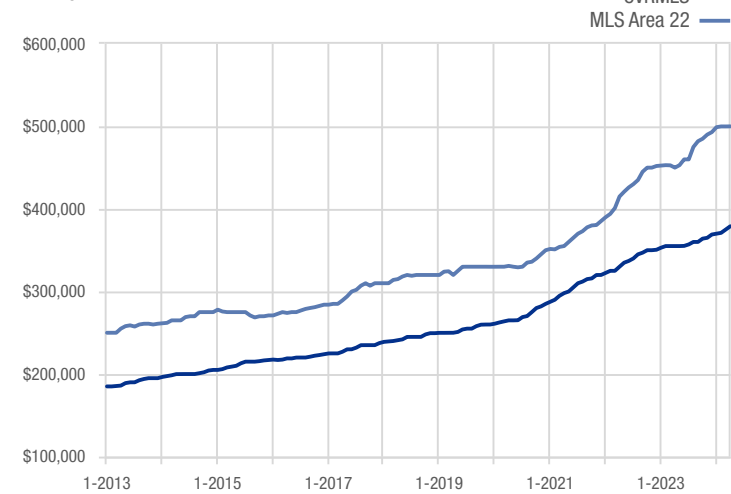
22-Henrico

Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	86	104	+ 20.9%	268	326	+ 21.6%
Pending Sales	71	90	+ 26.8%	227	288	+ 26.9%
Closed Sales	49	90	+ 83.7%	192	227	+ 18.2%
Days on Market Until Sale	10	17	+ 70.0%	11	18	+ 63.6%
Median Sales Price*	\$435,000	\$540,000	+ 24.1%	\$452,000	\$500,000	+ 10.6%
Average Sales Price*	\$557,213	\$620,573	+ 11.4%	\$549,589	\$603,959	+ 9.9%
Percent of Original List Price Received*	105.9%	104.8%	- 1.0%	103.8%	103.1%	- 0.7%
Inventory of Homes for Sale	50	59	+ 18.0%	—	—	—
Months Supply of Inventory	0.6	0.8	+ 33.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	53	35	- 34.0%	162	157	- 3.1%
Pending Sales	57	46	- 19.3%	153	151	- 1.3%
Closed Sales	37	46	+ 24.3%	137	132	- 3.6%
Days on Market Until Sale	33	36	+ 9.1%	27	29	+ 7.4%
Median Sales Price*	\$376,200	\$420,090	+ 11.7%	\$347,900	\$421,213	+ 21.1%
Average Sales Price*	\$433,313	\$466,500	+ 7.7%	\$382,394	\$452,951	+ 18.5%
Percent of Original List Price Received*	102.7%	100.3%	- 2.3%	100.7%	100.8%	+ 0.1%
Inventory of Homes for Sale	36	35	- 2.8%	—	—	—
Months Supply of Inventory	1.0	1.0	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



### 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.