

Local Market Update – April 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

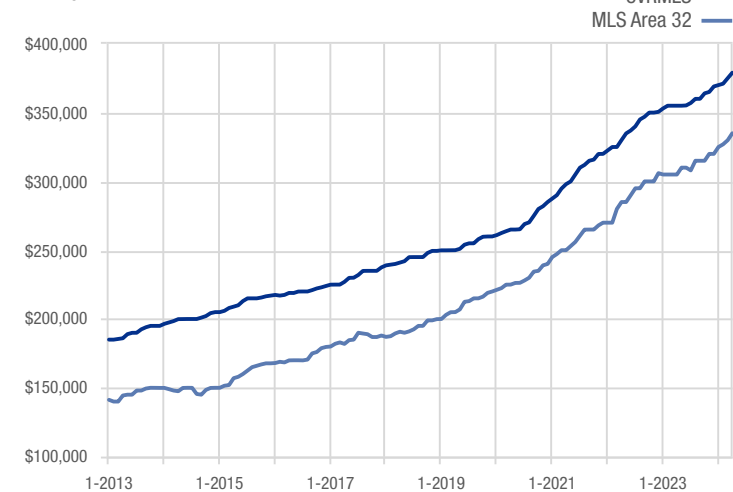
32-Henrico

Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	52	38	- 26.9%	161	139	- 13.7%
Pending Sales	46	37	- 19.6%	141	133	- 5.7%
Closed Sales	37	40	+ 8.1%	129	119	- 7.8%
Days on Market Until Sale	12	16	+ 33.3%	16	19	+ 18.8%
Median Sales Price*	\$316,000	\$358,250	+ 13.4%	\$308,000	\$350,000	+ 13.6%
Average Sales Price*	\$317,020	\$367,185	+ 15.8%	\$302,519	\$362,215	+ 19.7%
Percent of Original List Price Received*	103.2%	103.6%	+ 0.4%	101.6%	102.2%	+ 0.6%
Inventory of Homes for Sale	34	17	- 50.0%	—	—	—
Months Supply of Inventory	0.9	0.5	- 44.4%	—	—	—

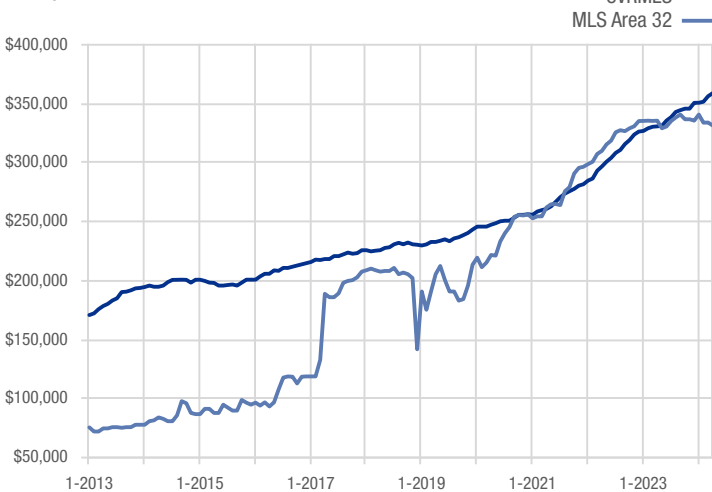
Condo/Town	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	27	9	- 66.7%	59	38	- 35.6%
Pending Sales	14	7	- 50.0%	48	48	0.0%
Closed Sales	6	10	+ 66.7%	37	37	0.0%
Days on Market Until Sale	66	33	- 50.0%	35	50	+ 42.9%
Median Sales Price*	\$357,495	\$289,000	- 19.2%	\$334,740	\$314,000	- 6.2%
Average Sales Price*	\$295,163	\$284,140	- 3.7%	\$310,828	\$280,131	- 9.9%
Percent of Original List Price Received*	102.4%	102.3%	- 0.1%	98.0%	99.6%	+ 1.6%
Inventory of Homes for Sale	29	5	- 82.8%	—	—	—
Months Supply of Inventory	2.4	0.5	- 79.2%	—	—	—

* 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.