

# Local Market Update – April 2024

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

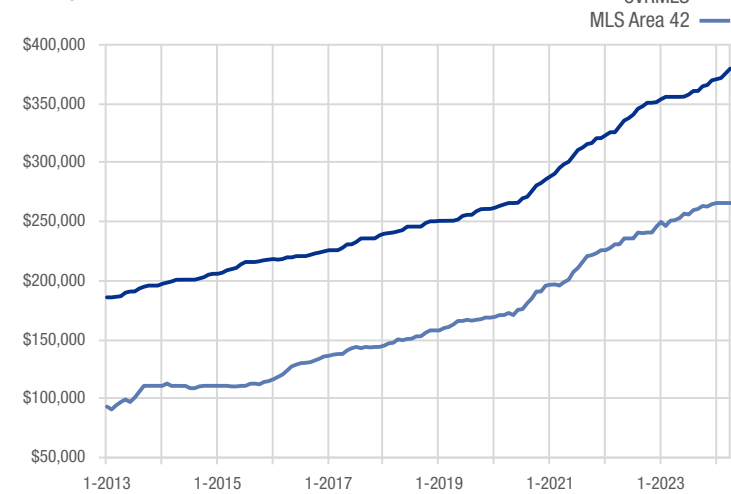
42-Henrico

Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	33	37	+ 12.1%	129	124	- 3.9%
Pending Sales	36	32	- 11.1%	133	121	- 9.0%
Closed Sales	32	32	0.0%	127	100	- 21.3%
Days on Market Until Sale	29	17	- 41.4%	29	20	- 31.0%
Median Sales Price*	\$261,250	\$265,000	+ 1.4%	\$256,000	\$265,000	+ 3.5%
Average Sales Price*	\$252,159	\$277,217	+ 9.9%	\$253,986	\$277,175	+ 9.1%
Percent of Original List Price Received*	99.0%	100.9%	+ 1.9%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	30	27	- 10.0%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

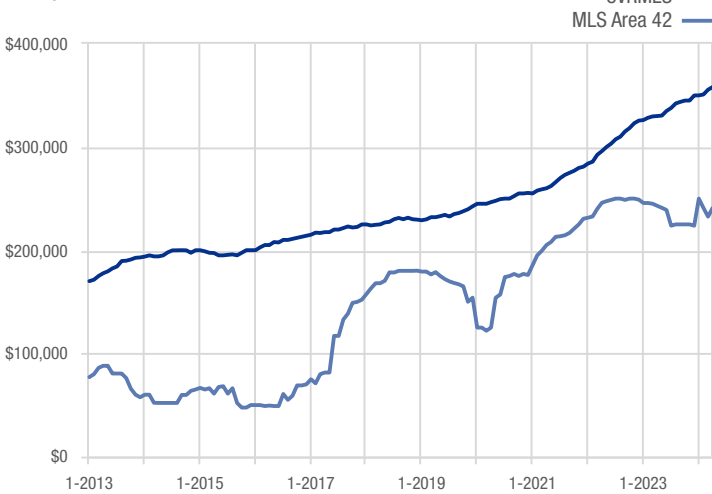
Condo/Town	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	6	11	+ 83.3%	24	31	+ 29.2%
Pending Sales	5	15	+ 200.0%	16	32	+ 100.0%
Closed Sales	9	3	- 66.7%	16	18	+ 12.5%
Days on Market Until Sale	6	4	- 33.3%	5	40	+ 700.0%
Median Sales Price*	\$225,000	\$309,490	+ 37.6%	\$177,475	\$292,245	+ 64.7%
Average Sales Price*	\$214,550	\$256,663	+ 19.6%	\$200,372	\$265,790	+ 32.6%
Percent of Original List Price Received*	99.3%	98.0%	- 1.3%	99.5%	98.8%	- 0.7%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	1.3	0.7	- 46.2%	—	—	—

\* 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.