

# Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 32

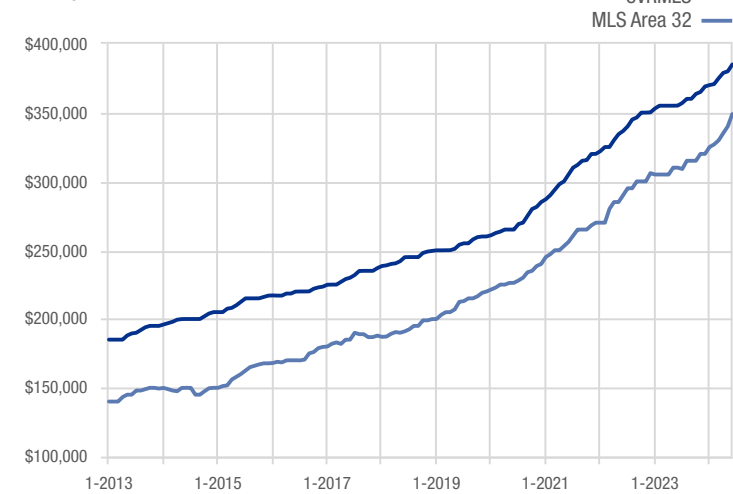
32-Henrico

Single Family	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	39	38	- 2.6%	234	222	- 5.1%
Pending Sales	38	30	- 21.1%	216	199	- 7.9%
Closed Sales	40	33	- 17.5%	205	191	- 6.8%
Days on Market Until Sale	6	17	+ 183.3%	13	16	+ 23.1%
Median Sales Price*	\$310,500	\$386,060	+ 24.3%	\$315,000	\$360,000	+ 14.3%
Average Sales Price*	\$316,689	\$388,038	+ 22.5%	\$314,477	\$368,180	+ 17.1%
Percent of Original List Price Received*	106.2%	104.7%	- 1.4%	103.4%	103.5%	+ 0.1%
Inventory of Homes for Sale	23	28	+ 21.7%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

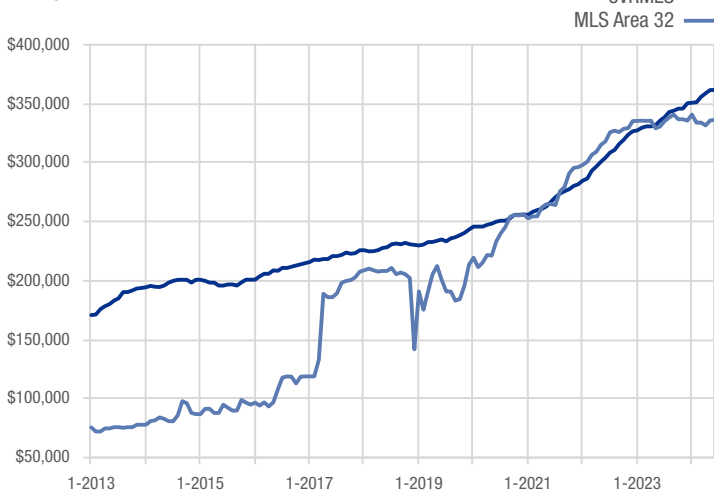
Condo/Town	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	18	3	- 83.3%	89	45	- 49.4%
Pending Sales	14	5	- 64.3%	73	57	- 21.9%
Closed Sales	11	4	- 63.6%	66	50	- 24.2%
Days on Market Until Sale	49	74	+ 51.0%	39	50	+ 28.2%
Median Sales Price*	\$334,990	\$382,250	+ 14.1%	\$334,865	\$340,000	+ 1.5%
Average Sales Price*	\$310,520	\$320,500	+ 3.2%	\$313,198	\$291,217	- 7.0%
Percent of Original List Price Received*	101.4%	97.5%	- 3.8%	98.6%	99.6%	+ 1.0%
Inventory of Homes for Sale	30	2	- 93.3%	—	—	—
Months Supply of Inventory	2.6	0.2	- 92.3%	—	—	—

\* 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.