

# Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

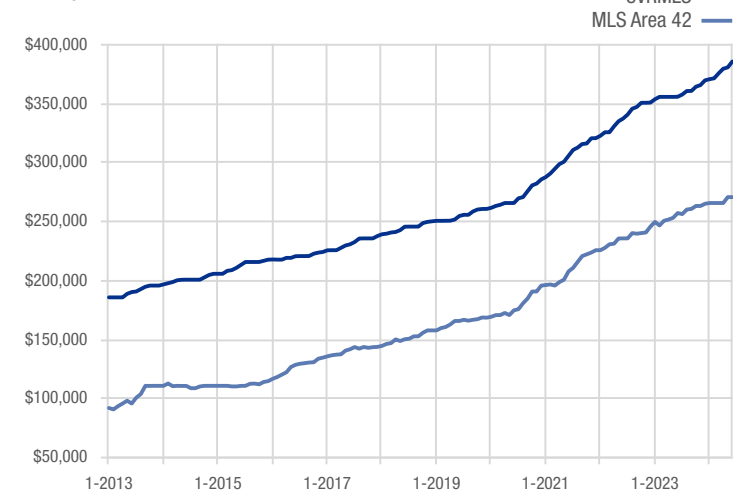
42-Henrico

Single Family	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	50	42	- 16.0%	222	199	- 10.4%
Pending Sales	35	34	- 2.9%	201	183	- 9.0%
Closed Sales	41	23	- 43.9%	203	155	- 23.6%
Days on Market Until Sale	12	19	+ 58.3%	24	23	- 4.2%
Median Sales Price*	\$294,000	\$274,950	- 6.5%	\$260,000	\$270,000	+ 3.8%
Average Sales Price*	\$280,994	\$275,489	- 2.0%	\$261,311	\$280,471	+ 7.3%
Percent of Original List Price Received*	100.7%	101.1%	+ 0.4%	99.4%	100.0%	+ 0.6%
Inventory of Homes for Sale	47	33	- 29.8%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

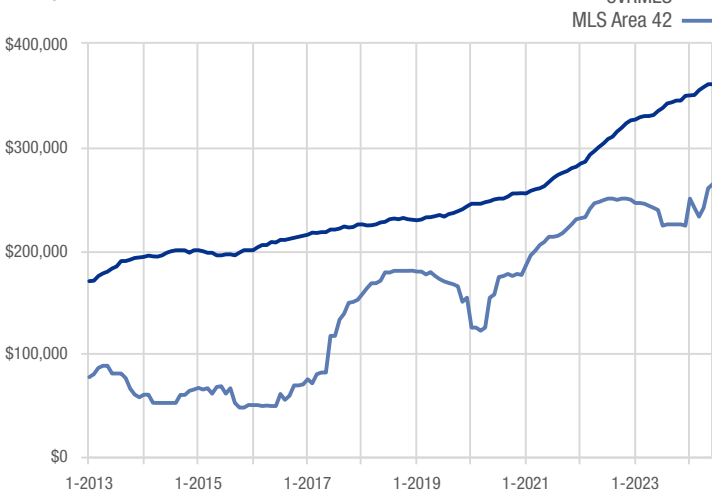
Condo/Town	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	16	7	- 56.3%	49	45	- 8.2%
Pending Sales	12	6	- 50.0%	35	43	+ 22.9%
Closed Sales	4	9	+ 125.0%	23	41	+ 78.3%
Days on Market Until Sale	5	13	+ 160.0%	5	24	+ 380.0%
Median Sales Price*	\$194,000	\$235,000	+ 21.1%	\$205,000	\$275,000	+ 34.1%
Average Sales Price*	\$179,688	\$259,198	+ 44.2%	\$199,422	\$264,418	+ 32.6%
Percent of Original List Price Received*	107.9%	101.2%	- 6.2%	101.5%	100.2%	- 1.3%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	1.8	1.1	- 38.9%	—	—	—

\* 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.