

# Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.

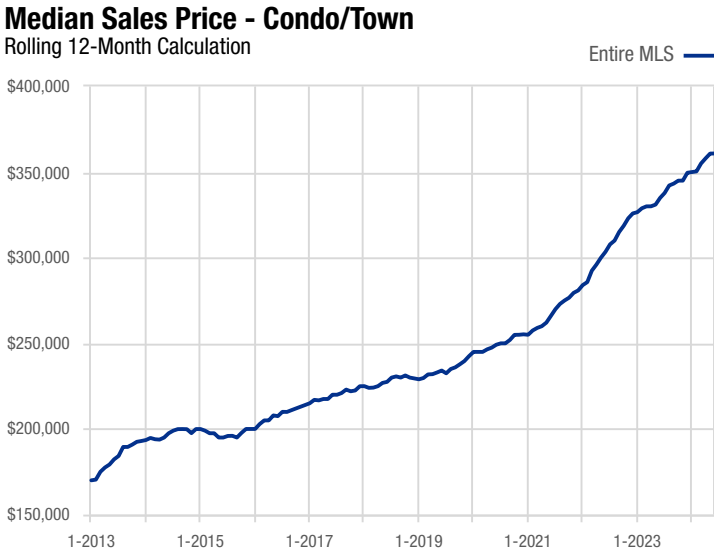
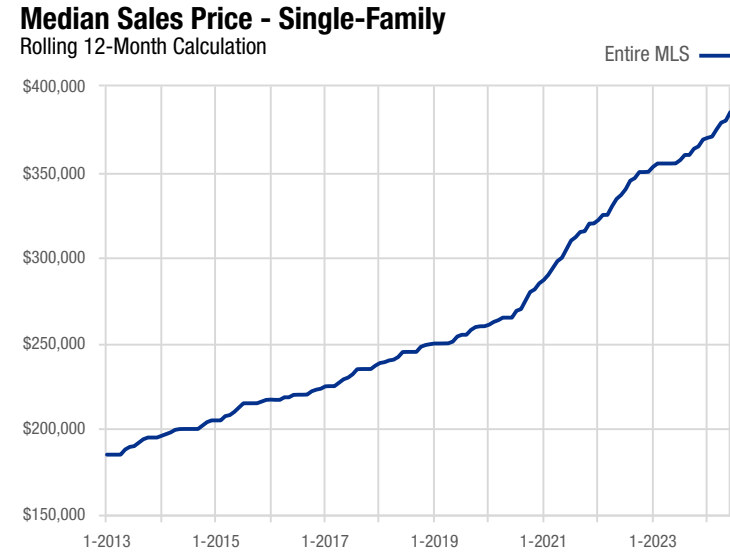


## Entire MLS

Single Family	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	1,723	1,752	+ 1.7%	9,624	10,181	+ 5.8%
Pending Sales	1,423	1,515	+ 6.5%	8,233	8,435	+ 2.5%
Closed Sales	1,664	1,516	- 8.9%	7,635	7,540	- 1.2%
Days on Market Until Sale	19	23	+ 21.1%	25	28	+ 12.0%
Median Sales Price*	\$380,000	\$415,250	+ 9.3%	\$360,000	\$391,000	+ 8.6%
Average Sales Price*	\$454,621	\$493,655	+ 8.6%	\$419,625	\$461,631	+ 10.0%
Percent of Original List Price Received*	102.2%	101.0%	- 1.2%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	2,049	2,276	+ 11.1%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	309	296	- 4.2%	1,875	1,847	- 1.5%
Pending Sales	254	242	- 4.7%	1,586	1,515	- 4.5%
Closed Sales	254	233	- 8.3%	1,289	1,369	+ 6.2%
Days on Market Until Sale	27	32	+ 18.5%	27	31	+ 14.8%
Median Sales Price*	\$360,500	\$365,000	+ 1.2%	\$339,509	\$367,000	+ 8.1%
Average Sales Price*	\$377,457	\$385,265	+ 2.1%	\$355,725	\$385,519	+ 8.4%
Percent of Original List Price Received*	101.2%	100.2%	- 1.0%	100.4%	100.3%	- 0.1%
Inventory of Homes for Sale	421	472	+ 12.1%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

\* 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.



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.