

Local Market Update – September 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

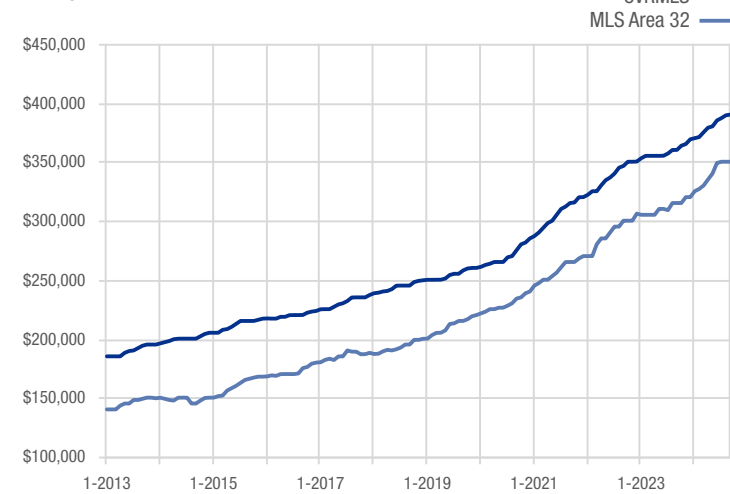
32-Henrico

Single Family	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	35	42	+ 20.0%	342	350	+ 2.3%
Pending Sales	32	35	+ 9.4%	314	305	- 2.9%
Closed Sales	30	26	- 13.3%	306	293	- 4.2%
Days on Market Until Sale	14	14	0.0%	12	15	+ 25.0%
Median Sales Price*	\$328,450	\$327,000	- 0.4%	\$319,500	\$351,500	+ 10.0%
Average Sales Price*	\$314,756	\$342,148	+ 8.7%	\$320,480	\$361,454	+ 12.8%
Percent of Original List Price Received*	104.2%	102.3%	- 1.8%	104.0%	102.5%	- 1.4%
Inventory of Homes for Sale	26	37	+ 42.3%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

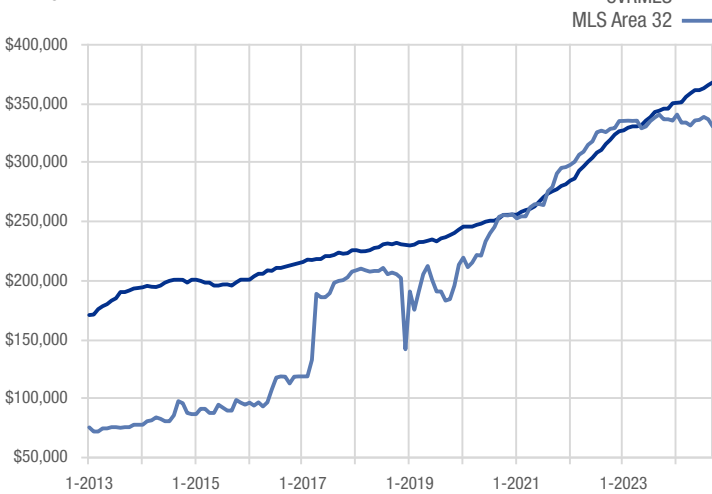
Condo/Town	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	12	5	- 58.3%	123	67	- 45.5%
Pending Sales	9	6	- 33.3%	109	70	- 35.8%
Closed Sales	13	5	- 61.5%	112	69	- 38.4%
Days on Market Until Sale	32	10	- 68.8%	35	64	+ 82.9%
Median Sales Price*	\$336,000	\$175,000	- 47.9%	\$339,995	\$344,000	+ 1.2%
Average Sales Price*	\$297,260	\$198,000	- 33.4%	\$313,885	\$291,650	- 7.1%
Percent of Original List Price Received*	98.5%	99.0%	+ 0.5%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	23	9	- 60.9%	—	—	—
Months Supply of Inventory	1.9	1.2	- 36.8%	—	—	—

* 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.