

Local Market Update – September 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

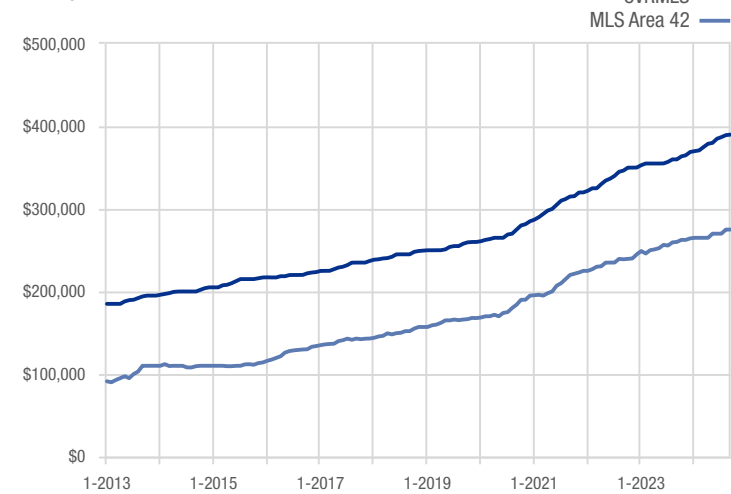
42-Henrico

Single Family	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	30	29	- 3.3%	332	297	- 10.5%
Pending Sales	31	30	- 3.2%	300	273	- 9.0%
Closed Sales	35	26	- 25.7%	302	249	- 17.5%
Days on Market Until Sale	30	19	- 36.7%	23	20	- 13.0%
Median Sales Price*	\$280,500	\$287,500	+ 2.5%	\$264,250	\$276,500	+ 4.6%
Average Sales Price*	\$295,256	\$293,627	- 0.6%	\$268,869	\$291,787	+ 8.5%
Percent of Original List Price Received*	100.2%	98.0%	- 2.2%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	34	26	- 23.5%	—	—	—
Months Supply of Inventory	1.1	0.9	- 18.2%	—	—	—

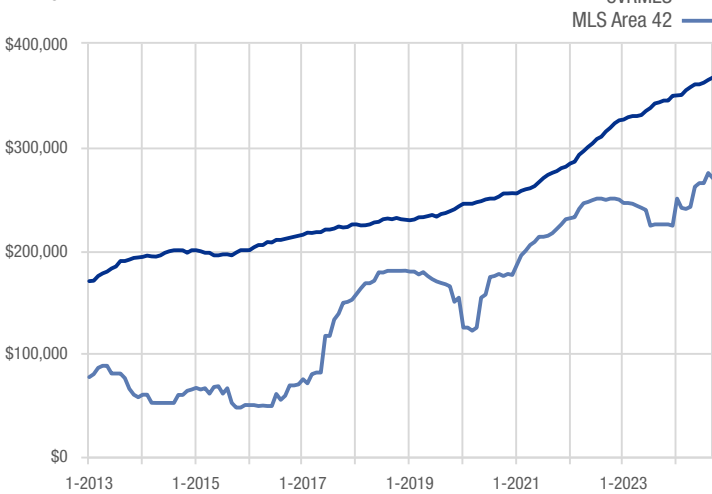
Condo/Town	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	15	10	- 33.3%	85	73	- 14.1%
Pending Sales	9	3	- 66.7%	62	58	- 6.5%
Closed Sales	17	9	- 47.1%	54	65	+ 20.4%
Days on Market Until Sale	16	22	+ 37.5%	9	24	+ 166.7%
Median Sales Price*	\$281,165	\$270,000	- 4.0%	\$221,250	\$275,000	+ 24.3%
Average Sales Price*	\$244,150	\$265,595	+ 8.8%	\$219,022	\$262,266	+ 19.7%
Percent of Original List Price Received*	100.4%	99.6%	- 0.8%	102.0%	100.3%	- 1.7%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

* 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.