

Local Market Update – September 2024

A Research Tool Provided by Central Virginia Regional MLS.



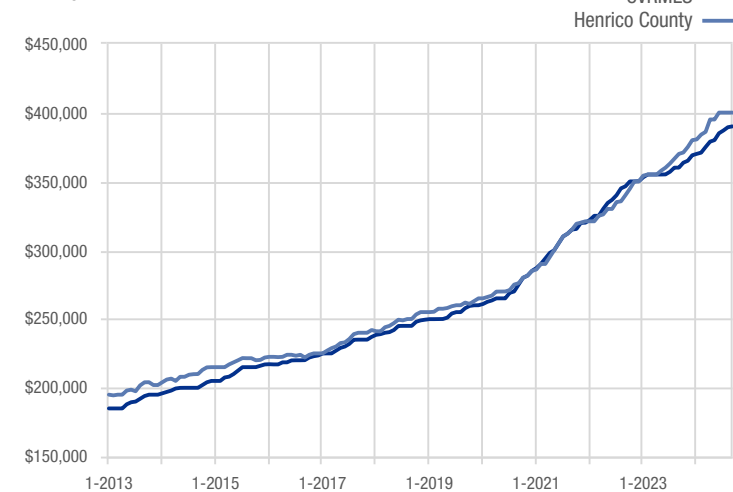
Henrico County

Single Family	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	288	260	- 9.7%	2,410	2,456	+ 1.9%
Pending Sales	226	225	- 0.4%	2,156	2,113	- 2.0%
Closed Sales	222	191	- 14.0%	2,110	1,998	- 5.3%
Days on Market Until Sale	18	15	- 16.7%	17	17	0.0%
Median Sales Price*	\$385,000	\$401,500	+ 4.3%	\$375,605	\$402,250	+ 7.1%
Average Sales Price*	\$439,544	\$472,948	+ 7.6%	\$447,903	\$489,603	+ 9.3%
Percent of Original List Price Received*	101.3%	100.6%	- 0.7%	102.6%	101.7%	- 0.9%
Inventory of Homes for Sale	254	267	+ 5.1%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

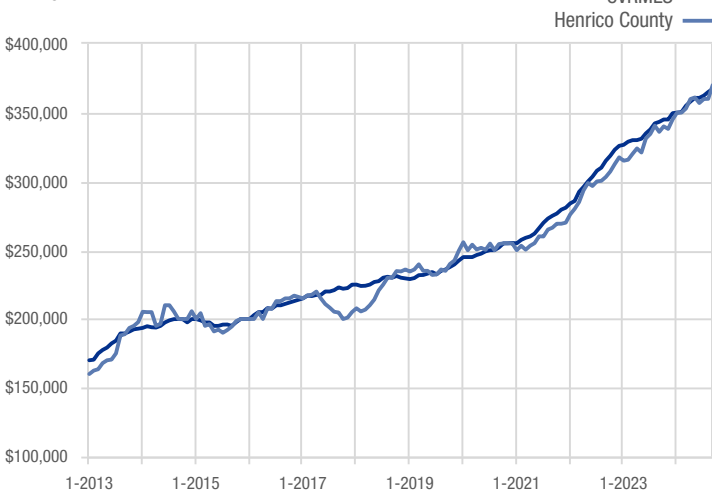
Condo/Town	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	120	146	+ 21.7%	1,028	1,074	+ 4.5%
Pending Sales	90	103	+ 14.4%	898	886	- 1.3%
Closed Sales	107	92	- 14.0%	839	820	- 2.3%
Days on Market Until Sale	20	33	+ 65.0%	23	30	+ 30.4%
Median Sales Price*	\$311,000	\$379,250	+ 21.9%	\$339,990	\$366,750	+ 7.9%
Average Sales Price*	\$337,229	\$410,937	+ 21.9%	\$371,139	\$408,002	+ 9.9%
Percent of Original List Price Received*	99.9%	100.4%	+ 0.5%	100.8%	100.4%	- 0.4%
Inventory of Homes for Sale	145	184	+ 26.9%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

* 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.