

Local Market Update – September 2024

A Research Tool Provided by Central Virginia Regional MLS.



Regional

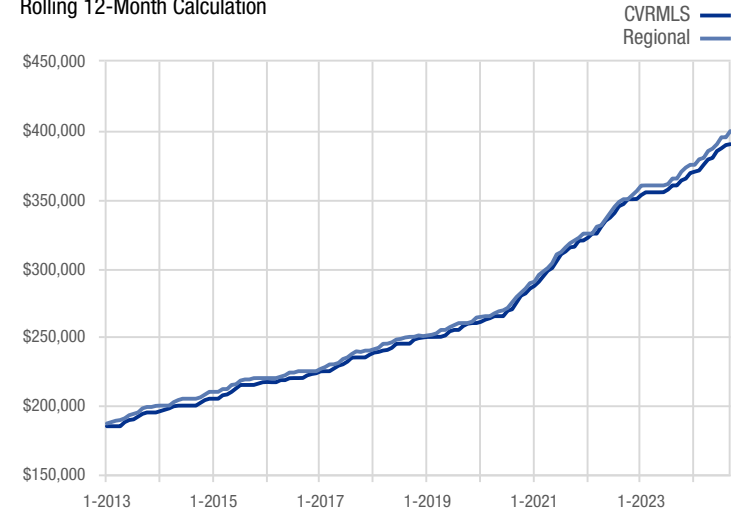
Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1,369	1,380	+ 0.8%	12,498	13,113	+ 4.9%
Pending Sales	1,029	1,182	+ 14.9%	10,441	10,646	+ 2.0%
Closed Sales	1,091	1,063	- 2.6%	10,254	10,071	- 1.8%
Days on Market Until Sale	21	27	+ 28.6%	21	24	+ 14.3%
Median Sales Price*	\$378,821	\$405,900	+ 7.1%	\$373,000	\$400,000	+ 7.2%
Average Sales Price*	\$427,562	\$462,230	+ 8.1%	\$431,238	\$468,019	+ 8.5%
Percent of Original List Price Received*	101.0%	99.7%	- 1.3%	101.4%	100.8%	- 0.6%
Inventory of Homes for Sale	1,906	1,959	+ 2.8%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

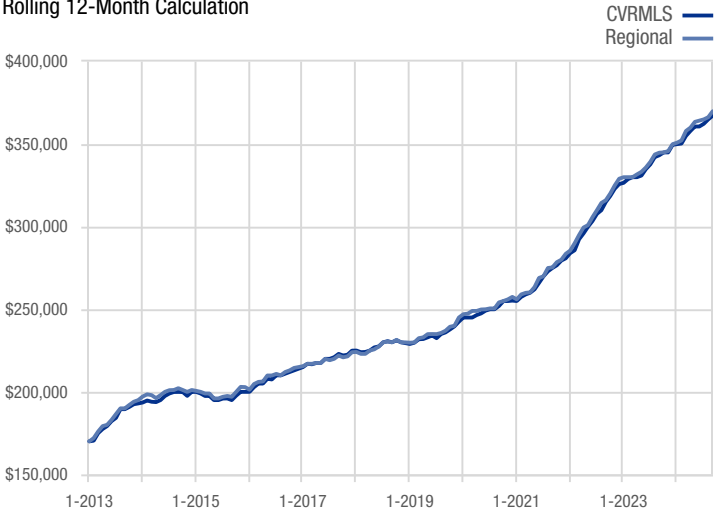
Condo/Town	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	290	332	+ 14.5%	2,641	2,734	+ 3.5%
Pending Sales	222	255	+ 14.9%	2,198	2,176	- 1.0%
Closed Sales	254	211	- 16.9%	1,965	2,011	+ 2.3%
Days on Market Until Sale	28	33	+ 17.9%	27	31	+ 14.8%
Median Sales Price*	\$357,003	\$389,000	+ 9.0%	\$347,000	\$373,390	+ 7.6%
Average Sales Price*	\$357,035	\$407,929	+ 14.3%	\$360,731	\$392,364	+ 8.8%
Percent of Original List Price Received*	100.9%	100.1%	- 0.8%	100.6%	100.3%	- 0.3%
Inventory of Homes for Sale	432	500	+ 15.7%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

* 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
Rolling 12-Month Calculation



Median Sales Price - Condo/Town
Rolling 12-Month Calculation



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.
Current as of October 10, 2024. All data from Central Virginia Regional MLS. Report © 2024 ShowingTime Plus, LLC.