

Local Market Update – November 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

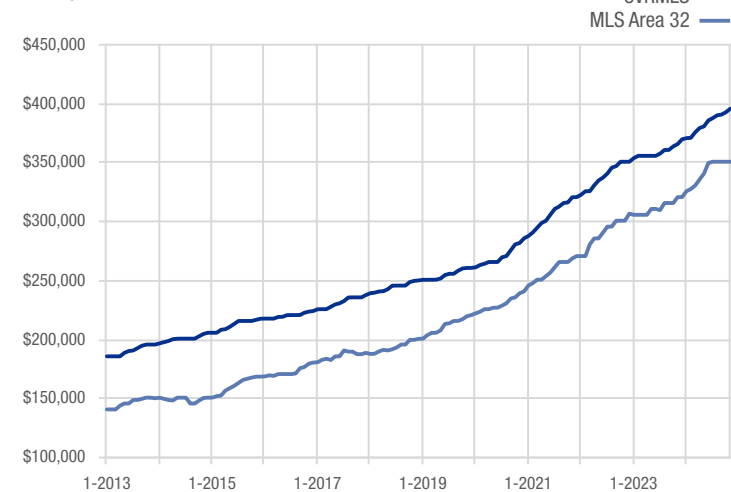
32-Henrico

Single Family	November			Year to Date		
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	26	22	- 15.4%	406	415	+ 2.2%
Pending Sales	25	21	- 16.0%	372	363	- 2.4%
Closed Sales	23	36	+ 56.5%	370	362	- 2.2%
Days on Market Until Sale	20	16	- 20.0%	14	15	+ 7.1%
Median Sales Price*	\$332,700	\$355,000	+ 6.7%	\$320,000	\$350,000	+ 9.4%
Average Sales Price*	\$333,354	\$361,250	+ 8.4%	\$322,671	\$359,162	+ 11.3%
Percent of Original List Price Received*	101.5%	99.3%	- 2.2%	103.5%	102.2%	- 1.3%
Inventory of Homes for Sale	25	38	+ 52.0%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

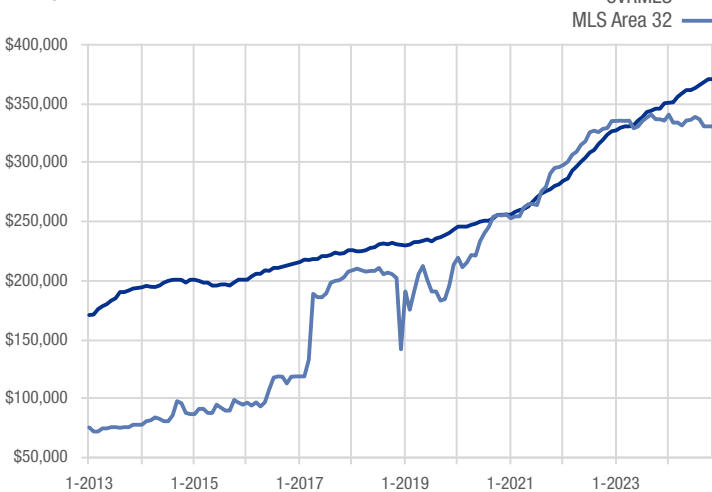
Condo/Town	November			Year to Date		
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	6	19	+ 216.7%	133	100	- 24.8%
Pending Sales	4	8	+ 100.0%	121	83	- 31.4%
Closed Sales	6	6	0.0%	128	79	- 38.3%
Days on Market Until Sale	18	24	+ 33.3%	33	59	+ 78.8%
Median Sales Price*	\$334,500	\$346,975	+ 3.7%	\$337,995	\$344,000	+ 1.8%
Average Sales Price*	\$289,667	\$323,158	+ 11.6%	\$310,064	\$290,137	- 6.4%
Percent of Original List Price Received*	98.7%	97.2%	- 1.5%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	20	24	+ 20.0%	—	—	—
Months Supply of Inventory	1.8	3.2	+ 77.8%	—	—	—

* 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.