

MLS Area 42

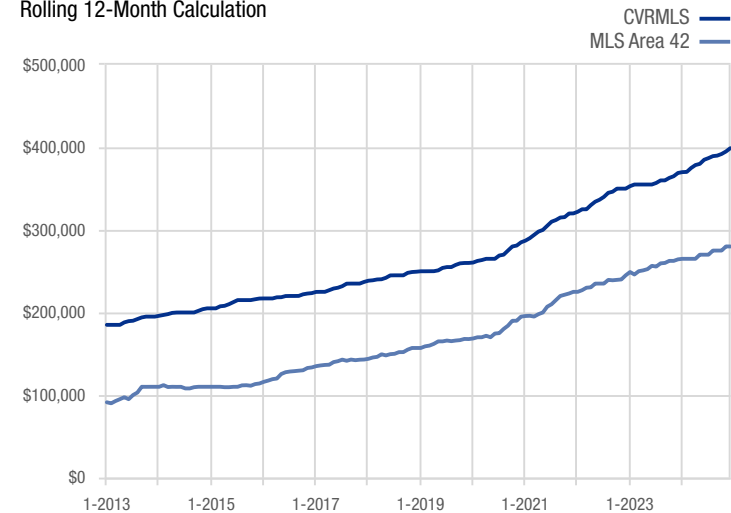
42-Henrico

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	26	15	- 42.3%	432	393	- 9.0%
Pending Sales	13	23	+ 76.9%	379	345	- 9.0%
Closed Sales	31	29	- 6.5%	394	336	- 14.7%
Days on Market Until Sale	22	23	+ 4.5%	23	21	- 8.7%
Median Sales Price*	\$282,000	\$277,000	- 1.8%	\$264,350	\$279,950	+ 5.9%
Average Sales Price*	\$290,407	\$296,513	+ 2.1%	\$271,402	\$293,244	+ 8.0%
Percent of Original List Price Received*	98.3%	96.3%	- 2.0%	99.8%	99.4%	- 0.4%
Inventory of Homes for Sale	42	32	- 23.8%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

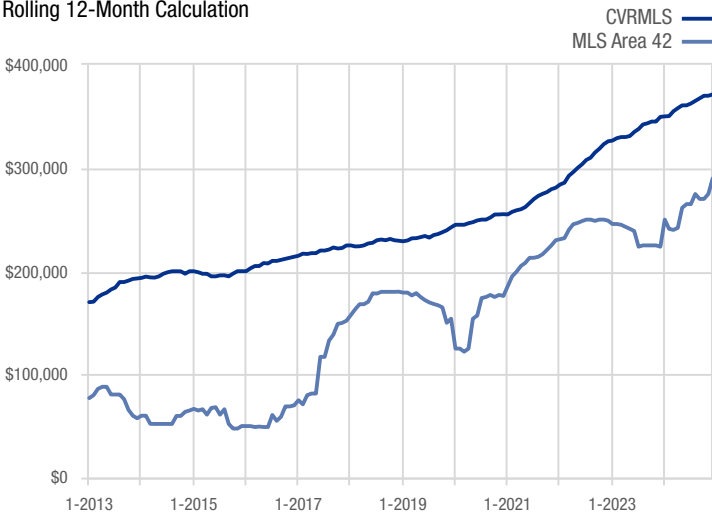
Condo/Town	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	8	3	- 62.5%	108	98	- 9.3%
Pending Sales	4	7	+ 75.0%	81	89	+ 9.9%
Closed Sales	2	10	+ 400.0%	68	91	+ 33.8%
Days on Market Until Sale	3	32	+ 966.7%	11	26	+ 136.4%
Median Sales Price*	\$246,335	\$351,140	+ 42.5%	\$223,750	\$290,000	+ 29.6%
Average Sales Price*	\$246,335	\$321,253	+ 30.4%	\$223,792	\$270,038	+ 20.7%
Percent of Original List Price Received*	106.7%	99.4%	- 6.8%	101.9%	100.0%	- 1.9%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	1.3	0.8	- 38.5%	—	—	—

* 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
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.