

Local Market Update – October 2024

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

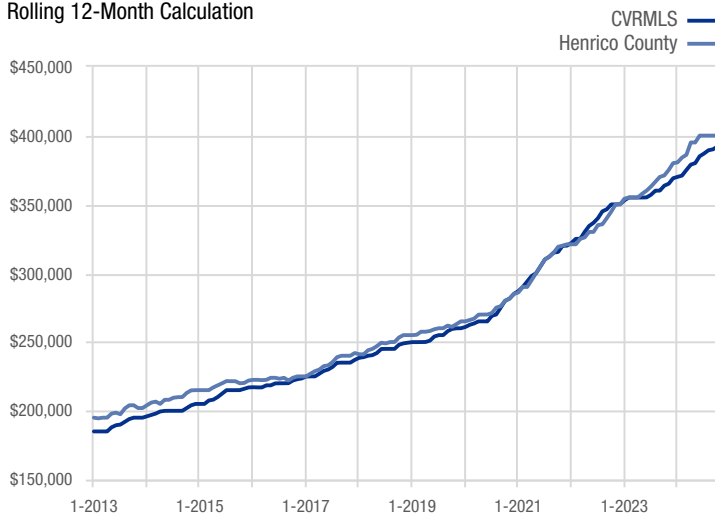
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	284	286	+ 0.7%	2,694	2,748	+ 2.0%
Pending Sales	222	244	+ 9.9%	2,378	2,343	- 1.5%
Closed Sales	237	229	- 3.4%	2,347	2,230	- 5.0%
Days on Market Until Sale	14	19	+ 35.7%	16	18	+ 12.5%
Median Sales Price*	\$380,000	\$400,000	+ 5.3%	\$378,733	\$402,000	+ 6.1%
Average Sales Price*	\$455,980	\$477,490	+ 4.7%	\$448,719	\$488,310	+ 8.8%
Percent of Original List Price Received*	102.4%	100.5%	- 1.9%	102.6%	101.6%	- 1.0%
Inventory of Homes for Sale	284	301	+ 6.0%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

Condo/Town	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	113	150	+ 32.7%	1,141	1,225	+ 7.4%
Pending Sales	85	90	+ 5.9%	982	971	- 1.1%
Closed Sales	92	94	+ 2.2%	931	914	- 1.8%
Days on Market Until Sale	17	28	+ 64.7%	22	30	+ 36.4%
Median Sales Price*	\$346,133	\$388,633	+ 12.3%	\$340,000	\$370,000	+ 8.8%
Average Sales Price*	\$392,553	\$411,457	+ 4.8%	\$373,255	\$408,357	+ 9.4%
Percent of Original List Price Received*	100.2%	100.3%	+ 0.1%	100.8%	100.4%	- 0.4%
Inventory of Homes for Sale	154	227	+ 47.4%	—	—	—
Months Supply of Inventory	1.7	2.4	+ 41.2%	—	—	—

* 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.

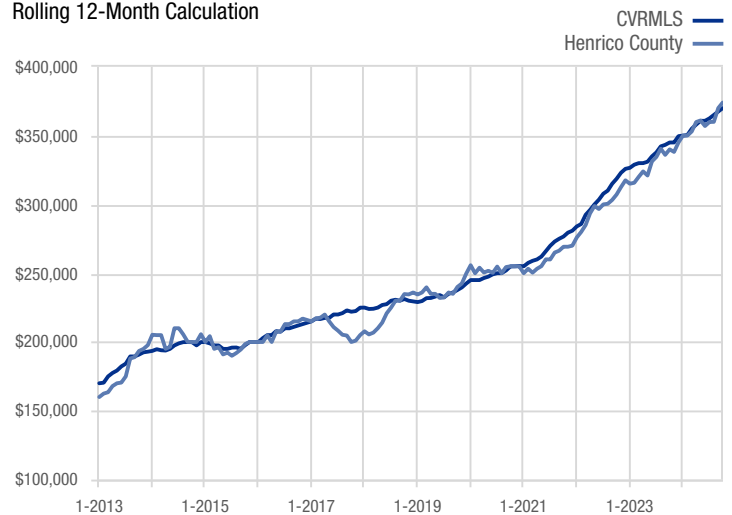
Median Sales Price - Single-Family

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.