

# Local Market Update – December 2024

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 32

32-Henrico

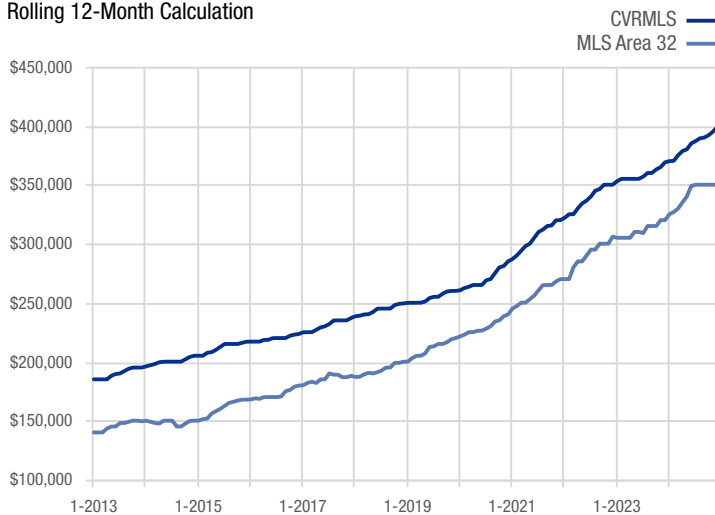
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	23	22	- 4.3%	429	438	+ 2.1%
Pending Sales	23	25	+ 8.7%	395	388	- 1.8%
Closed Sales	32	25	- 21.9%	402	387	- 3.7%
Days on Market Until Sale	15	16	+ 6.7%	14	15	+ 7.1%
Median Sales Price*	\$344,000	\$360,000	+ 4.7%	\$320,000	\$350,000	+ 9.4%
Average Sales Price*	\$342,976	\$371,018	+ 8.2%	\$324,287	\$359,928	+ 11.0%
Percent of Original List Price Received*	101.5%	98.9%	- 2.6%	103.3%	102.0%	- 1.3%
Inventory of Homes for Sale	23	30	+ 30.4%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

Condo/Town	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	5	15	+ 200.0%	138	115	- 16.7%
Pending Sales	7	8	+ 14.3%	128	91	- 28.9%
Closed Sales	10	7	- 30.0%	138	86	- 37.7%
Days on Market Until Sale	104	15	- 85.6%	38	56	+ 47.4%
Median Sales Price*	\$329,000	\$219,950	- 33.1%	\$334,865	\$337,500	+ 0.8%
Average Sales Price*	\$306,899	\$252,471	- 17.7%	\$309,835	\$287,071	- 7.3%
Percent of Original List Price Received*	96.0%	98.9%	+ 3.0%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	18	28	+ 55.6%	—	—	—
Months Supply of Inventory	1.7	3.7	+ 117.6%	—	—	—

\* 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.

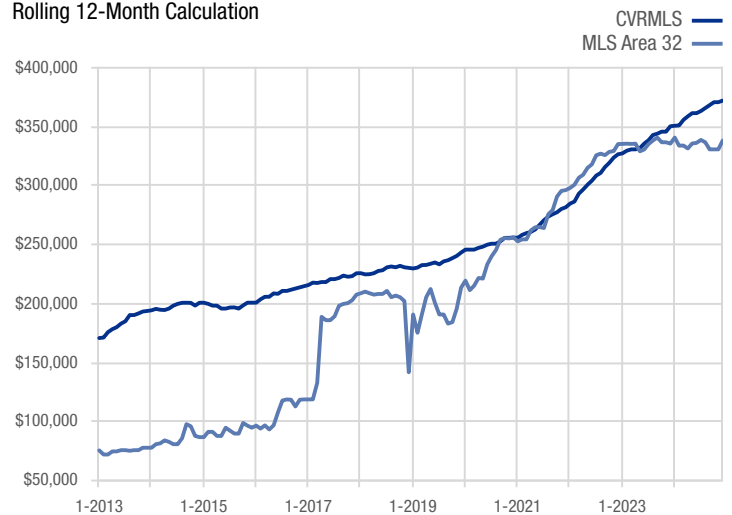
### Median Sales Price - Single-Family

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.