

Local Market Update – March 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

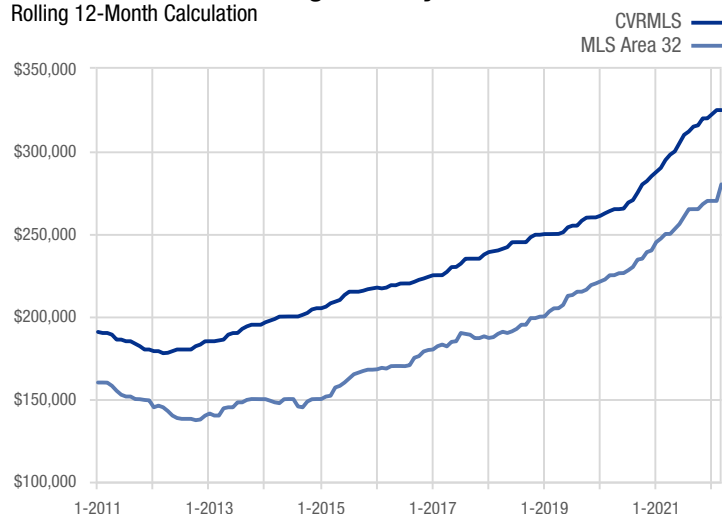
Single Family	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	45	45	0.0%	116	111	- 4.3%
Pending Sales	42	38	- 9.5%	111	102	- 8.1%
Closed Sales	44	43	- 2.3%	118	106	- 10.2%
Days on Market Until Sale	8	13	+ 62.5%	9	14	+ 55.6%
Median Sales Price*	\$262,710	\$333,000	+ 26.8%	\$264,420	\$310,000	+ 17.2%
Average Sales Price*	\$255,264	\$325,311	+ 27.4%	\$263,566	\$307,688	+ 16.7%
Percent of Original List Price Received*	105.0%	105.5%	+ 0.5%	103.6%	104.0%	+ 0.4%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	0.4	0.3	- 25.0%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	13	11	- 15.4%	45	24	- 46.7%
Pending Sales	18	6	- 66.7%	47	29	- 38.3%
Closed Sales	11	13	+ 18.2%	37	29	- 21.6%
Days on Market Until Sale	14	16	+ 14.3%	20	17	- 15.0%
Median Sales Price*	\$171,000	\$344,058	+ 101.2%	\$200,000	\$328,500	+ 64.3%
Average Sales Price*	\$193,245	\$325,163	+ 68.3%	\$203,948	\$282,789	+ 38.7%
Percent of Original List Price Received*	100.1%	102.6%	+ 2.5%	100.3%	101.4%	+ 1.1%
Inventory of Homes for Sale	11	5	- 54.5%	—	—	—
Months Supply of Inventory	0.8	0.4	- 50.0%	—	—	—

* 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.

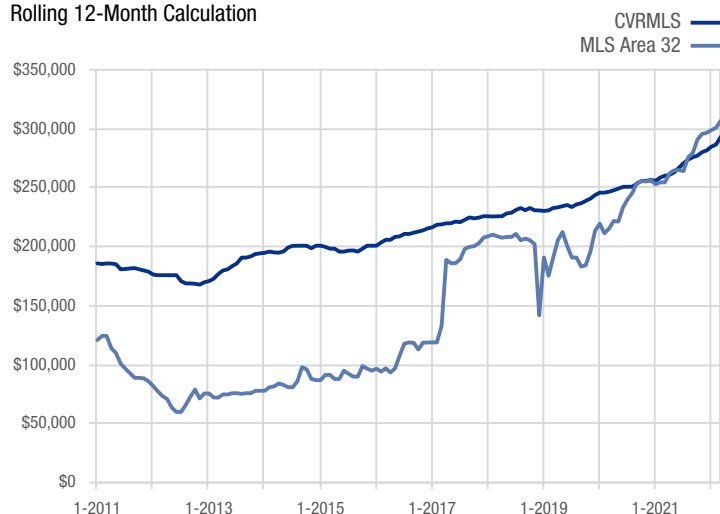
Median Sales Price - Single-Family

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.