

# Local Market Update – March 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 34

34-Henrico

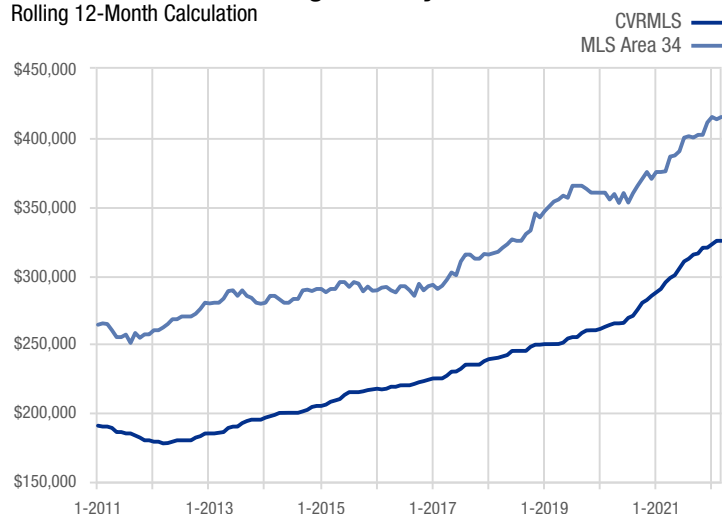
Single Family	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	120	86	- 28.3%	279	216	- 22.6%
Pending Sales	100	76	- 24.0%	247	184	- 25.5%
Closed Sales	81	72	- 11.1%	214	160	- 25.2%
Days on Market Until Sale	17	7	- 58.8%	21	9	- 57.1%
Median Sales Price*	\$402,500	<b>\$425,000</b>	+ 5.6%	\$376,000	<b>\$400,000</b>	+ 6.4%
Average Sales Price*	\$417,933	<b>\$491,057</b>	+ 17.5%	\$406,910	<b>\$457,488</b>	+ 12.4%
Percent of Original List Price Received*	102.1%	<b>106.5%</b>	+ 4.3%	101.7%	<b>105.5%</b>	+ 3.7%
Inventory of Homes for Sale	64	42	- 34.4%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	40	26	- 35.0%	104	68	- 34.6%
Pending Sales	39	29	- 25.6%	102	68	- 33.3%
Closed Sales	40	22	- 45.0%	81	62	- 23.5%
Days on Market Until Sale	12	5	- 58.3%	13	11	- 15.4%
Median Sales Price*	\$238,000	<b>\$219,000</b>	- 8.0%	\$228,975	<b>\$266,000</b>	+ 16.2%
Average Sales Price*	\$250,071	<b>\$298,527</b>	+ 19.4%	\$243,976	<b>\$314,964</b>	+ 29.1%
Percent of Original List Price Received*	100.8%	<b>104.8%</b>	+ 4.0%	100.4%	<b>103.8%</b>	+ 3.4%
Inventory of Homes for Sale	14	7	- 50.0%	—	—	—
Months Supply of Inventory	0.4	0.2	- 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.

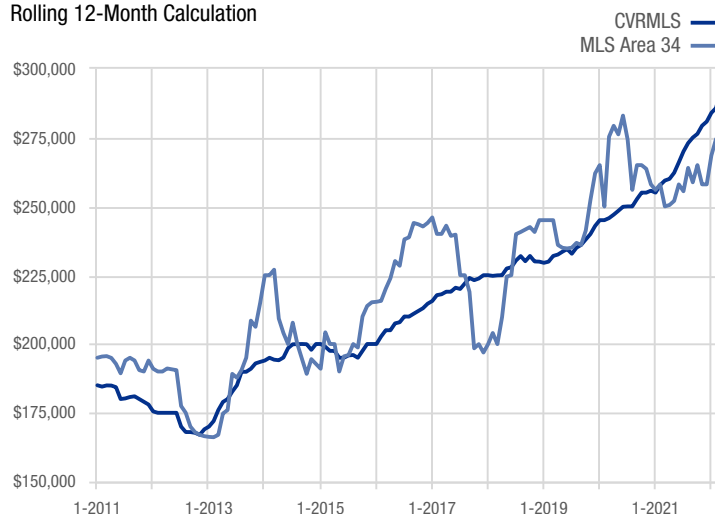
### Median Sales Price - Single-Family

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.