

Local Market Update – March 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

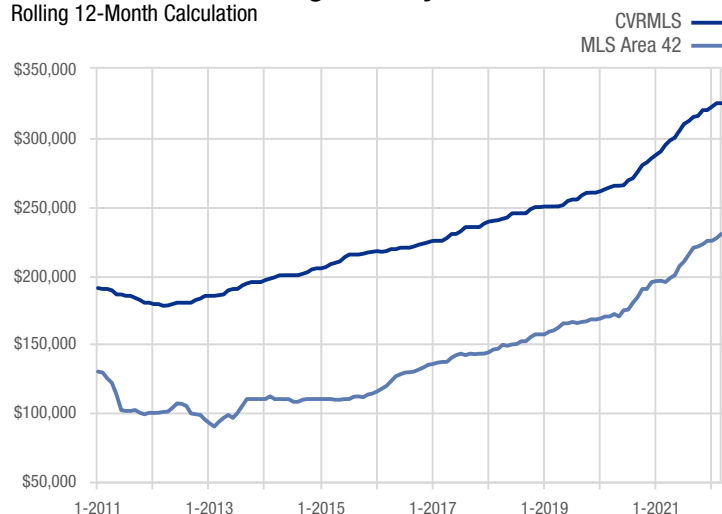
Single Family	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	53	66	+ 24.5%	137	165	+ 20.4%
Pending Sales	44	74	+ 68.2%	106	165	+ 55.7%
Closed Sales	33	49	+ 48.5%	88	131	+ 48.9%
Days on Market Until Sale	10	21	+ 110.0%	11	17	+ 54.5%
Median Sales Price*	\$181,000	\$219,580	+ 21.3%	\$194,975	\$232,750	+ 19.4%
Average Sales Price*	\$184,305	\$239,588	+ 30.0%	\$198,248	\$247,950	+ 25.1%
Percent of Original List Price Received*	100.6%	102.1%	+ 1.5%	100.4%	102.4%	+ 2.0%
Inventory of Homes for Sale	45	33	- 26.7%	—	—	—
Months Supply of Inventory	1.1	0.6	- 45.5%	—	—	—

Condo/Town	March			Year to Date		
Key Metrics	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	10	7	- 30.0%	31	28	- 9.7%
Pending Sales	9	7	- 22.2%	26	27	+ 3.8%
Closed Sales	10	15	+ 50.0%	33	29	- 12.1%
Days on Market Until Sale	10	7	- 30.0%	4	11	+ 175.0%
Median Sales Price*	\$193,750	\$260,000	+ 34.2%	\$216,295	\$268,125	+ 24.0%
Average Sales Price*	\$184,164	\$240,653	+ 30.7%	\$194,167	\$240,449	+ 23.8%
Percent of Original List Price Received*	102.3%	102.1%	- 0.2%	100.8%	102.6%	+ 1.8%
Inventory of Homes for Sale	7	2	- 71.4%	—	—	—
Months Supply of Inventory	0.7	0.2	- 71.4%	—	—	—

* 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.

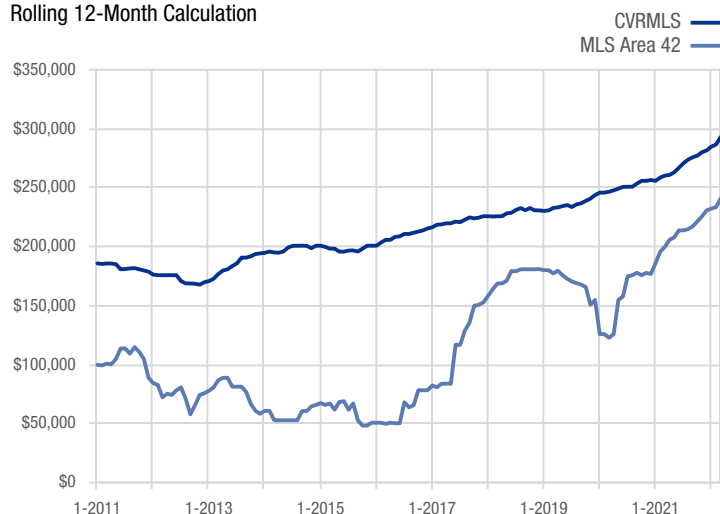
Median Sales Price - Single-Family

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.