

Local Market Update – May 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

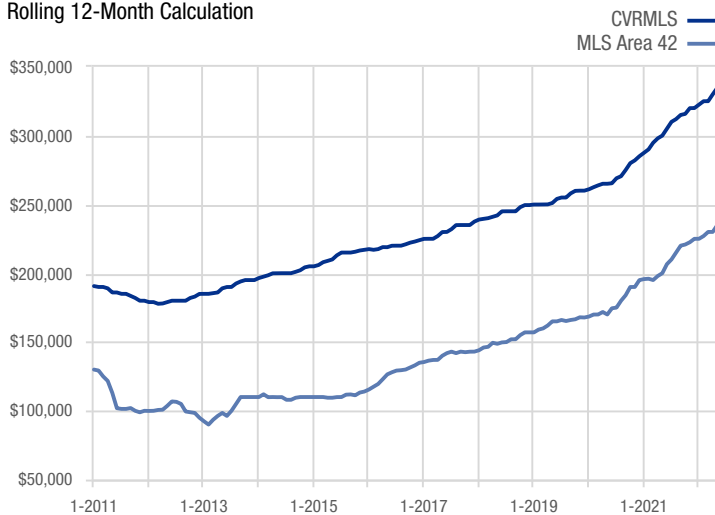
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	53	61	+ 15.1%	254	276	+ 8.7%
Pending Sales	44	58	+ 31.8%	211	265	+ 25.6%
Closed Sales	61	42	- 31.1%	186	232	+ 24.7%
Days on Market Until Sale	9	10	+ 11.1%	9	15	+ 66.7%
Median Sales Price*	\$222,000	\$235,000	+ 5.9%	\$207,000	\$240,000	+ 15.9%
Average Sales Price*	\$220,816	\$249,556	+ 13.0%	\$211,347	\$252,112	+ 19.3%
Percent of Original List Price Received*	105.1%	104.5%	- 0.6%	102.8%	103.2%	+ 0.4%
Inventory of Homes for Sale	47	30	- 36.2%	—	—	—
Months Supply of Inventory	1.1	0.6	- 45.5%	—	—	—

Condo/Town	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	14	8	- 42.9%	62	47	- 24.2%
Pending Sales	10	12	+ 20.0%	48	45	- 6.3%
Closed Sales	10	14	+ 40.0%	58	55	- 5.2%
Days on Market Until Sale	7	8	+ 14.3%	5	8	+ 60.0%
Median Sales Price*	\$237,485	\$249,357	+ 5.0%	\$218,188	\$261,985	+ 20.1%
Average Sales Price*	\$219,764	\$223,556	+ 1.7%	\$201,997	\$236,223	+ 16.9%
Percent of Original List Price Received*	104.8%	101.4%	- 3.2%	101.9%	102.1%	+ 0.2%
Inventory of Homes for Sale	13	3	- 76.9%	—	—	—
Months Supply of Inventory	1.1	0.3	- 72.7%	—	—	—

* 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.

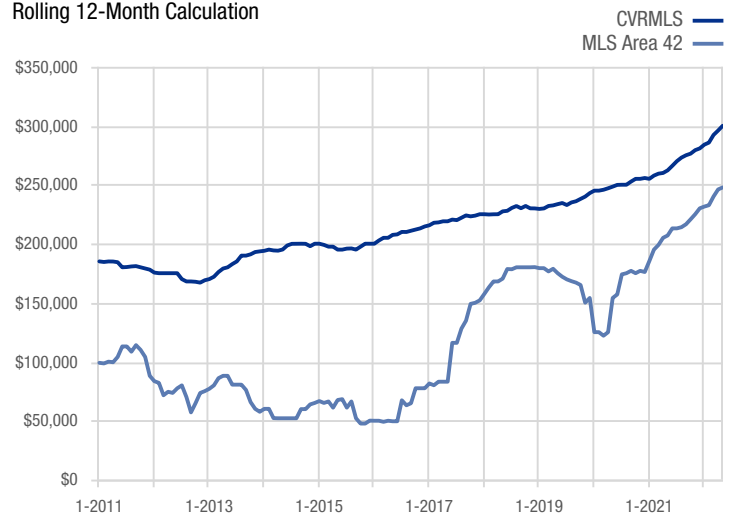
Median Sales Price - Single-Family

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.