

# Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 22

22-Henrico

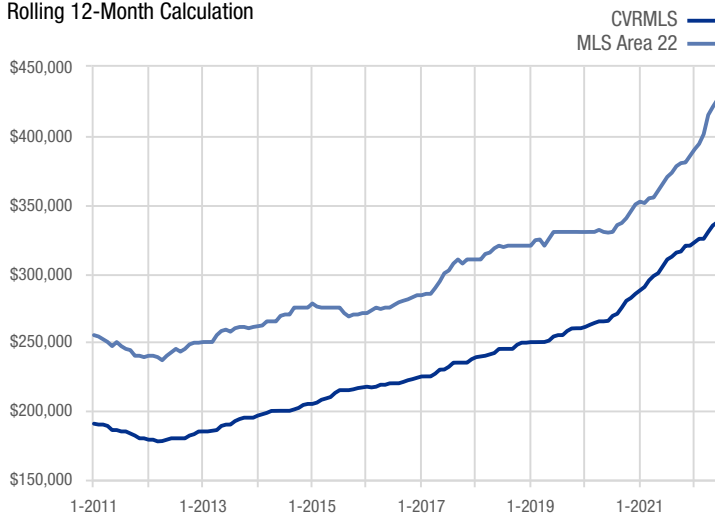
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
<b>Key Metrics</b>						
New Listings	118	<b>146</b>	+ 23.7%	669	<b>664</b>	- 0.7%
Pending Sales	116	<b>127</b>	+ 9.5%	625	<b>597</b>	- 4.5%
Closed Sales	126	<b>125</b>	- 0.8%	552	<b>504</b>	- 8.7%
Days on Market Until Sale	9	<b>7</b>	- 22.2%	14	<b>9</b>	- 35.7%
Median Sales Price*	\$415,000	<b>\$473,894</b>	+ 14.2%	\$381,000	<b>\$461,000</b>	+ 21.0%
Average Sales Price*	\$488,183	<b>\$605,211</b>	+ 24.0%	\$463,350	<b>\$567,542</b>	+ 22.5%
Percent of Original List Price Received*	108.1%	<b>109.8%</b>	+ 1.6%	105.6%	<b>109.4%</b>	+ 3.6%
Inventory of Homes for Sale	66	<b>66</b>	0.0%	—	—	—
Months Supply of Inventory	0.7	<b>0.7</b>	0.0%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
<b>Key Metrics</b>						
New Listings	57	<b>48</b>	- 15.8%	273	<b>251</b>	- 8.1%
Pending Sales	56	<b>52</b>	- 7.1%	262	<b>239</b>	- 8.8%
Closed Sales	47	<b>48</b>	+ 2.1%	226	<b>205</b>	- 9.3%
Days on Market Until Sale	24	<b>15</b>	- 37.5%	41	<b>31</b>	- 24.4%
Median Sales Price*	\$321,000	<b>\$325,000</b>	+ 1.2%	\$310,000	<b>\$375,000</b>	+ 21.0%
Average Sales Price*	\$363,016	<b>\$380,121</b>	+ 4.7%	\$353,211	<b>\$401,710</b>	+ 13.7%
Percent of Original List Price Received*	103.7%	<b>102.6%</b>	- 1.1%	102.6%	<b>103.6%</b>	+ 1.0%
Inventory of Homes for Sale	52	<b>36</b>	- 30.8%	—	—	—
Months Supply of Inventory	1.2	<b>0.9</b>	- 25.0%	—	—	—

\* 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.

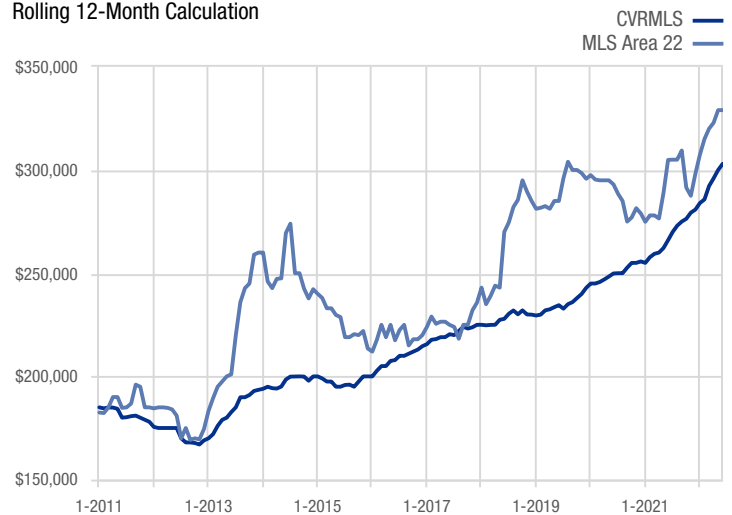
### Median Sales Price - Single-Family

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.