

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

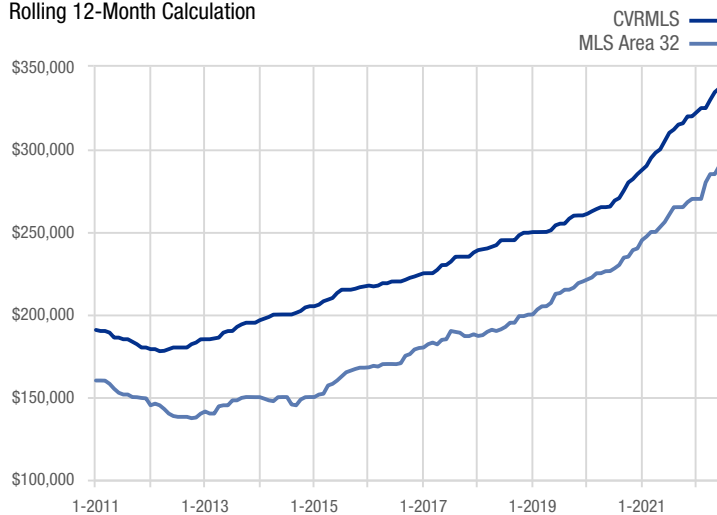
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	61	58	- 4.9%	305	262	- 14.1%
Pending Sales	59	45	- 23.7%	280	236	- 15.7%
Closed Sales	59	51	- 13.6%	265	239	- 9.8%
Days on Market Until Sale	7	9	+ 28.6%	8	11	+ 37.5%
Median Sales Price*	\$285,000	\$307,000	+ 7.7%	\$269,950	\$306,000	+ 13.4%
Average Sales Price*	\$287,544	\$305,938	+ 6.4%	\$274,130	\$310,020	+ 13.1%
Percent of Original List Price Received*	106.9%	110.4%	+ 3.3%	104.8%	107.1%	+ 2.2%
Inventory of Homes for Sale	33	30	- 9.1%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	19	13	- 31.6%	90	65	- 27.8%
Pending Sales	16	14	- 12.5%	83	66	- 20.5%
Closed Sales	16	14	- 12.5%	71	72	+ 1.4%
Days on Market Until Sale	12	15	+ 25.0%	14	20	+ 42.9%
Median Sales Price*	\$294,295	\$329,729	+ 12.0%	\$235,000	\$337,029	+ 43.4%
Average Sales Price*	\$241,802	\$317,892	+ 31.5%	\$223,550	\$310,861	+ 39.1%
Percent of Original List Price Received*	102.9%	101.8%	- 1.1%	101.9%	102.3%	+ 0.4%
Inventory of Homes for Sale	16	9	- 43.8%	—	—	—
Months Supply of Inventory	1.2	0.7	- 41.7%	—	—	—

* 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.

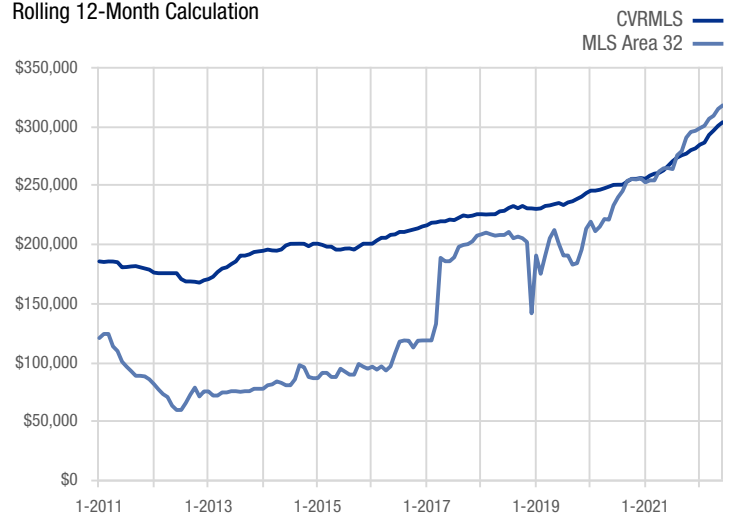
Median Sales Price - Single-Family

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.