

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

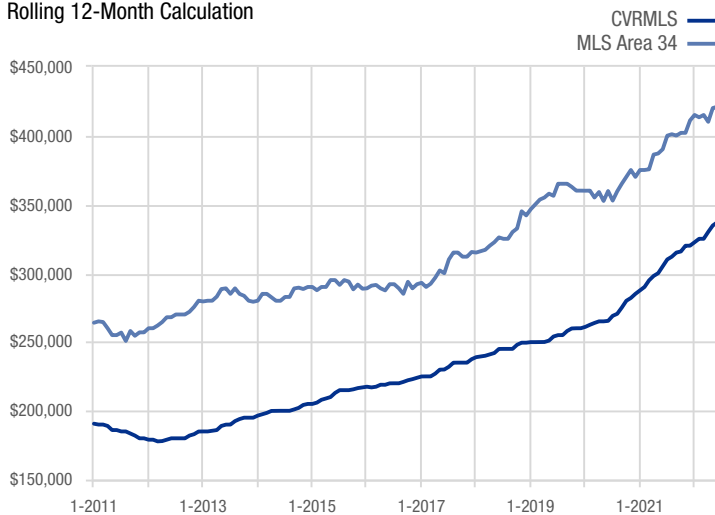
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	141	111	- 21.3%	694	511	- 26.4%
Pending Sales	125	103	- 17.6%	608	457	- 24.8%
Closed Sales	128	97	- 24.2%	542	409	- 24.5%
Days on Market Until Sale	12	8	- 33.3%	15	8	- 46.7%
Median Sales Price*	\$458,435	\$527,100	+ 15.0%	\$412,000	\$440,500	+ 6.9%
Average Sales Price*	\$484,697	\$585,978	+ 20.9%	\$449,312	\$510,559	+ 13.6%
Percent of Original List Price Received*	106.2%	107.8%	+ 1.5%	103.9%	107.6%	+ 3.6%
Inventory of Homes for Sale	81	48	- 40.7%	—	—	—
Months Supply of Inventory	0.8	0.6	- 25.0%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	65	48	- 26.2%	268	212	- 20.9%
Pending Sales	54	54	0.0%	245	194	- 20.8%
Closed Sales	44	39	- 11.4%	193	154	- 20.2%
Days on Market Until Sale	5	7	+ 40.0%	10	9	- 10.0%
Median Sales Price*	\$303,000	\$295,000	- 2.6%	\$250,000	\$289,514	+ 15.8%
Average Sales Price*	\$338,345	\$326,958	- 3.4%	\$285,269	\$330,563	+ 15.9%
Percent of Original List Price Received*	106.1%	106.8%	+ 0.7%	103.0%	106.3%	+ 3.2%
Inventory of Homes for Sale	28	20	- 28.6%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

* 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.

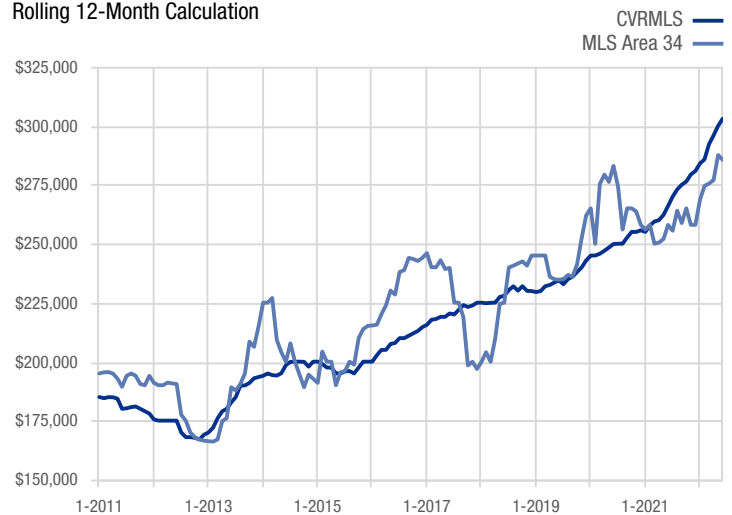
Median Sales Price - Single-Family

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.