

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

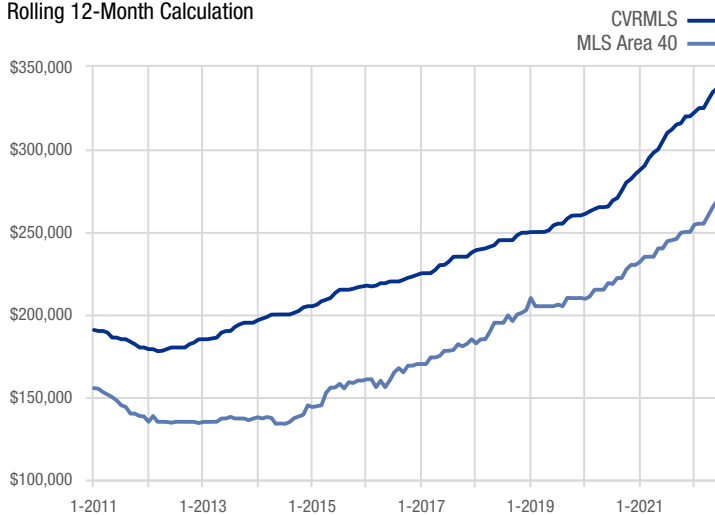
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
Key Metrics						
New Listings	72	78	+ 8.3%	328	361	+ 10.1%
Pending Sales	60	67	+ 11.7%	302	325	+ 7.6%
Closed Sales	64	58	- 9.4%	273	310	+ 13.6%
Days on Market Until Sale	12	8	- 33.3%	14	12	- 14.3%
Median Sales Price*	\$243,225	\$275,000	+ 13.1%	\$240,000	\$275,000	+ 14.6%
Average Sales Price*	\$260,976	\$297,547	+ 14.0%	\$258,145	\$283,204	+ 9.7%
Percent of Original List Price Received*	104.9%	105.0%	+ 0.1%	103.8%	103.5%	- 0.3%
Inventory of Homes for Sale	39	38	- 2.6%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
Key Metrics						
New Listings	13	7	- 46.2%	79	49	- 38.0%
Pending Sales	4	4	0.0%	70	45	- 35.7%
Closed Sales	26	10	- 61.5%	74	50	- 32.4%
Days on Market Until Sale	32	18	- 43.8%	31	22	- 29.0%
Median Sales Price*	\$444,000	\$375,000	- 15.5%	\$375,000	\$399,990	+ 6.7%
Average Sales Price*	\$436,515	\$418,721	- 4.1%	\$389,357	\$444,302	+ 14.1%
Percent of Original List Price Received*	103.9%	101.3%	- 2.5%	101.9%	100.7%	- 1.2%
Inventory of Homes for Sale	14	10	- 28.6%	—	—	—
Months Supply of Inventory	1.5	1.2	- 20.0%	—	—	—

* 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.

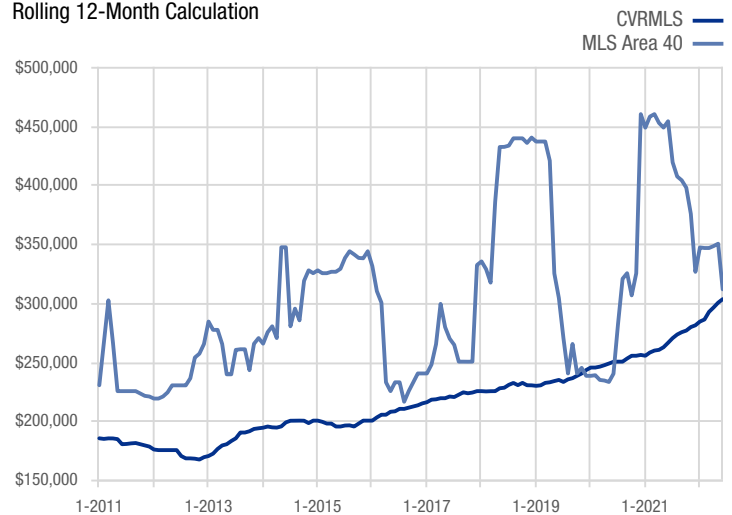
Median Sales Price - Single-Family

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.