

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

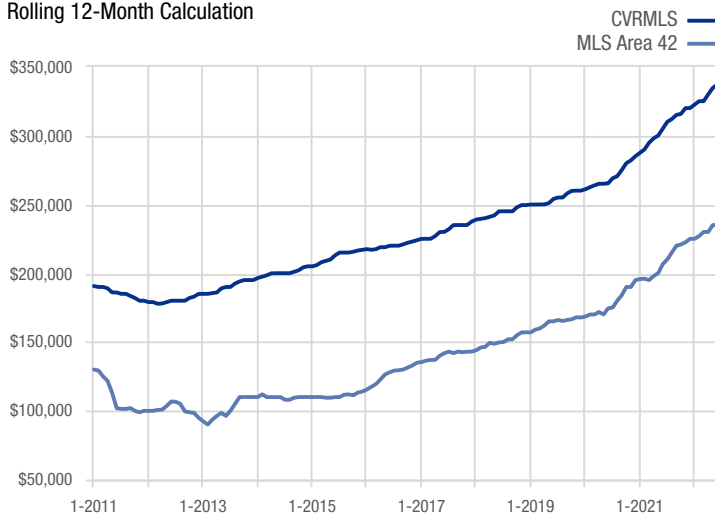
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	57	54	- 5.3%	311	329	+ 5.8%
Pending Sales	56	53	- 5.4%	267	311	+ 16.5%
Closed Sales	45	61	+ 35.6%	231	295	+ 27.7%
Days on Market Until Sale	16	9	- 43.8%	10	14	+ 40.0%
Median Sales Price*	\$225,000	\$250,000	+ 11.1%	\$210,650	\$240,000	+ 13.9%
Average Sales Price*	\$234,477	\$260,852	+ 11.2%	\$215,767	\$253,956	+ 17.7%
Percent of Original List Price Received*	101.6%	103.6%	+ 2.0%	102.6%	103.3%	+ 0.7%
Inventory of Homes for Sale	42	33	- 21.4%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	10	4	- 60.0%	72	51	- 29.2%
Pending Sales	15	4	- 73.3%	63	49	- 22.2%
Closed Sales	11	14	+ 27.3%	69	69	0.0%
Days on Market Until Sale	5	7	+ 40.0%	5	8	+ 60.0%
Median Sales Price*	\$233,320	\$241,060	+ 3.3%	\$225,000	\$260,000	+ 15.6%
Average Sales Price*	\$224,540	\$228,382	+ 1.7%	\$205,590	\$234,632	+ 14.1%
Percent of Original List Price Received*	97.4%	106.2%	+ 9.0%	101.2%	102.9%	+ 1.7%
Inventory of Homes for Sale	7	2	- 71.4%	—	—	—
Months Supply of Inventory	0.6	0.2	- 66.7%	—	—	—

* 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.

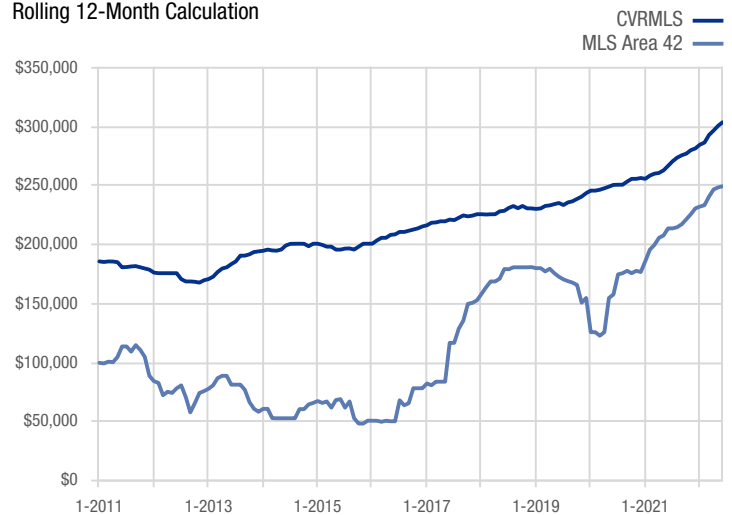
Median Sales Price - Single-Family

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.