

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

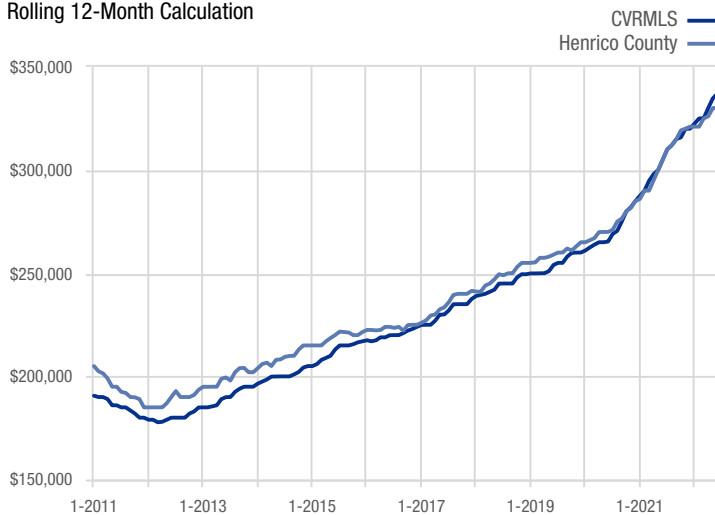
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
Key Metrics						
New Listings	449	447	- 0.4%	2,307	2,127	- 7.8%
Pending Sales	416	395	- 5.0%	2,082	1,926	- 7.5%
Closed Sales	422	392	- 7.1%	1,863	1,757	- 5.7%
Days on Market Until Sale	11	8	- 27.3%	13	10	- 23.1%
Median Sales Price*	\$342,069	\$365,000	+ 6.7%	\$317,500	\$343,000	+ 8.0%
Average Sales Price*	\$398,576	\$461,405	+ 15.8%	\$371,954	\$416,539	+ 12.0%
Percent of Original List Price Received*	106.2%	107.7%	+ 1.4%	104.3%	106.6%	+ 2.2%
Inventory of Homes for Sale	261	215	- 17.6%	—	—	—
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	164	120	- 26.8%	782	628	- 19.7%
Pending Sales	145	128	- 11.7%	723	593	- 18.0%
Closed Sales	144	125	- 13.2%	633	550	- 13.1%
Days on Market Until Sale	17	12	- 29.4%	23	20	- 13.0%
Median Sales Price*	\$310,000	\$298,037	- 3.9%	\$256,635	\$310,650	+ 21.0%
Average Sales Price*	\$344,747	\$342,356	- 0.7%	\$305,994	\$352,532	+ 15.2%
Percent of Original List Price Received*	103.9%	104.1%	+ 0.2%	102.4%	103.8%	+ 1.4%
Inventory of Homes for Sale	117	77	- 34.2%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

* 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.

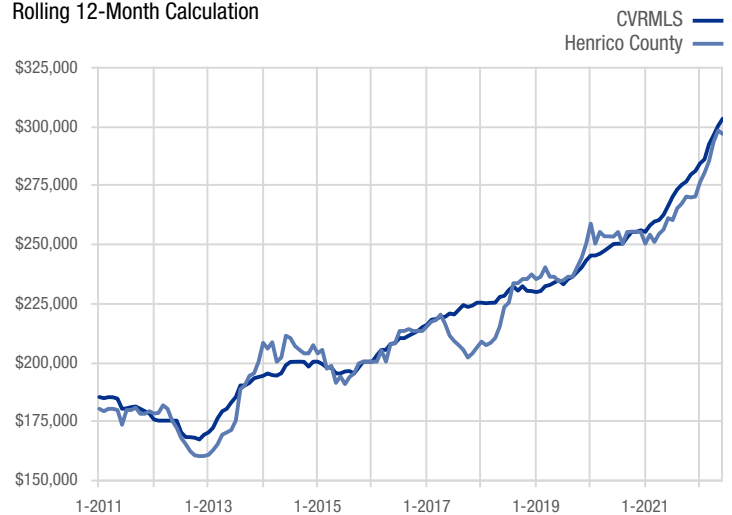
Median Sales Price - Single-Family

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.