

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

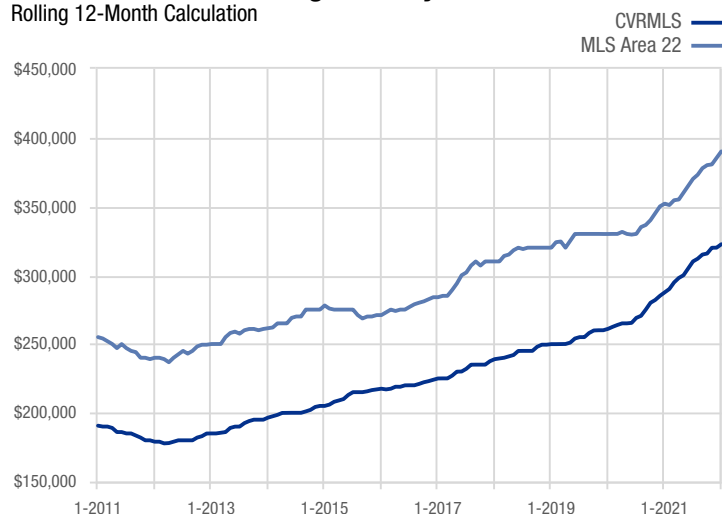
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	80	57	- 28.8%	80	57	- 28.8%
Pending Sales	76	51	- 32.9%	76	51	- 32.9%
Closed Sales	65	41	- 36.9%	65	41	- 36.9%
Days on Market Until Sale	15	19	+ 26.7%	15	19	+ 26.7%
Median Sales Price*	\$362,339	\$448,000	+ 23.6%	\$362,339	\$448,000	+ 23.6%
Average Sales Price*	\$459,337	\$498,599	+ 8.5%	\$459,337	\$498,599	+ 8.5%
Percent of Original List Price Received*	101.7%	101.9%	+ 0.2%	101.7%	101.9%	+ 0.2%
Inventory of Homes for Sale	45	33	- 26.7%	—	—	—
Months Supply of Inventory	0.4	0.4	0.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	33	23	- 30.3%	33	23	- 30.3%
Pending Sales	29	28	- 3.4%	29	28	- 3.4%
Closed Sales	22	18	- 18.2%	22	18	- 18.2%
Days on Market Until Sale	55	44	- 20.0%	55	44	- 20.0%
Median Sales Price*	\$271,469	\$460,000	+ 69.4%	\$271,469	\$460,000	+ 69.4%
Average Sales Price*	\$321,824	\$459,776	+ 42.9%	\$321,824	\$459,776	+ 42.9%
Percent of Original List Price Received*	99.4%	102.4%	+ 3.0%	99.4%	102.4%	+ 3.0%
Inventory of Homes for Sale	59	27	- 54.2%	—	—	—
Months Supply of Inventory	1.5	0.6	- 60.0%	—	—	—

* 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.