

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

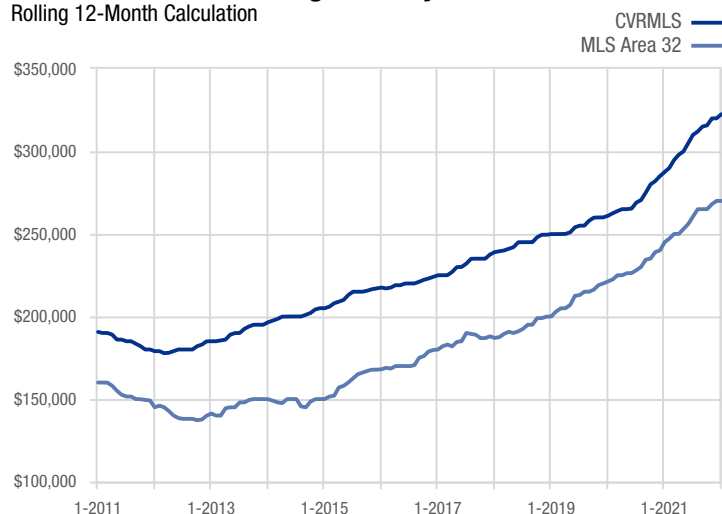
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	42	31	- 26.2%	42	31	- 26.2%
Pending Sales	35	31	- 11.4%	35	31	- 11.4%
Closed Sales	42	32	- 23.8%	42	32	- 23.8%
Days on Market Until Sale	12	19	+ 58.3%	12	19	+ 58.3%
Median Sales Price*	\$265,000	\$270,000	+ 1.9%	\$265,000	\$270,000	+ 1.9%
Average Sales Price*	\$276,183	\$280,353	+ 1.5%	\$276,183	\$280,353	+ 1.5%
Percent of Original List Price Received*	102.8%	100.9%	- 1.8%	102.8%	100.9%	- 1.8%
Inventory of Homes for Sale	24	9	- 62.5%	—	—	—
Months Supply of Inventory	0.5	0.2	- 60.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	16	8	- 50.0%	16	8	- 50.0%
Pending Sales	15	13	- 13.3%	15	13	- 13.3%
Closed Sales	15	9	- 40.0%	15	9	- 40.0%
Days on Market Until Sale	28	23	- 17.9%	28	23	- 17.9%
Median Sales Price*	\$200,000	\$147,000	- 26.5%	\$200,000	\$147,000	- 26.5%
Average Sales Price*	\$200,704	\$183,918	- 8.4%	\$200,704	\$183,918	- 8.4%
Percent of Original List Price Received*	99.7%	99.4%	- 0.3%	99.7%	99.4%	- 0.3%
Inventory of Homes for Sale	14	7	- 50.0%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

* 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.

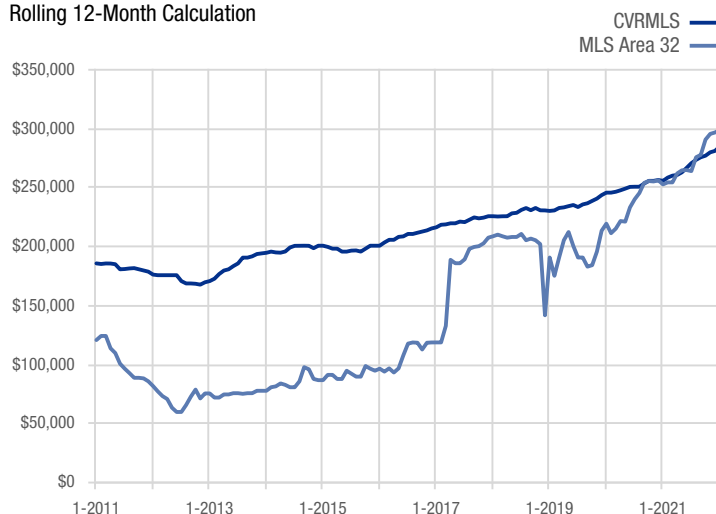
Median Sales Price - Single-Family

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.