

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

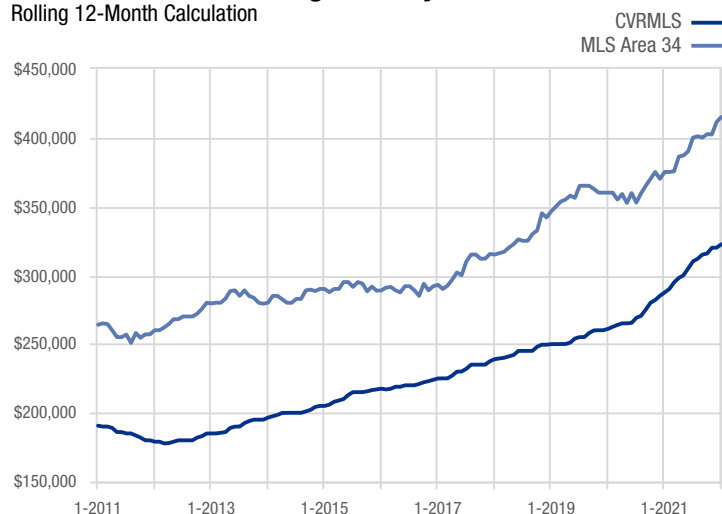
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	83	48	- 42.2%	83	48	- 42.2%
Pending Sales	89	40	- 55.1%	89	40	- 55.1%
Closed Sales	77	44	- 42.9%	77	44	- 42.9%
Days on Market Until Sale	30	12	- 60.0%	30	12	- 60.0%
Median Sales Price*	\$361,250	\$372,500	+ 3.1%	\$361,250	\$372,500	+ 3.1%
Average Sales Price*	\$388,331	\$421,563	+ 8.6%	\$388,331	\$421,563	+ 8.6%
Percent of Original List Price Received*	101.0%	103.6%	+ 2.6%	101.0%	103.6%	+ 2.6%
Inventory of Homes for Sale	50	25	- 50.0%	—	—	—
Months Supply of Inventory	0.5	0.3	- 40.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	36	19	- 47.2%	36	19	- 47.2%
Pending Sales	32	21	- 34.4%	32	21	- 34.4%
Closed Sales	19	25	+ 31.6%	19	25	+ 31.6%
Days on Market Until Sale	18	18	0.0%	18	18	0.0%
Median Sales Price*	\$204,000	\$322,450	+ 58.1%	\$204,000	\$322,450	+ 58.1%
Average Sales Price*	\$235,606	\$337,114	+ 43.1%	\$235,606	\$337,114	+ 43.1%
Percent of Original List Price Received*	99.7%	103.3%	+ 3.6%	99.7%	103.3%	+ 3.6%
Inventory of Homes for Sale	19	8	- 57.9%	—	—	—
Months Supply of Inventory	0.5	0.2	- 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.

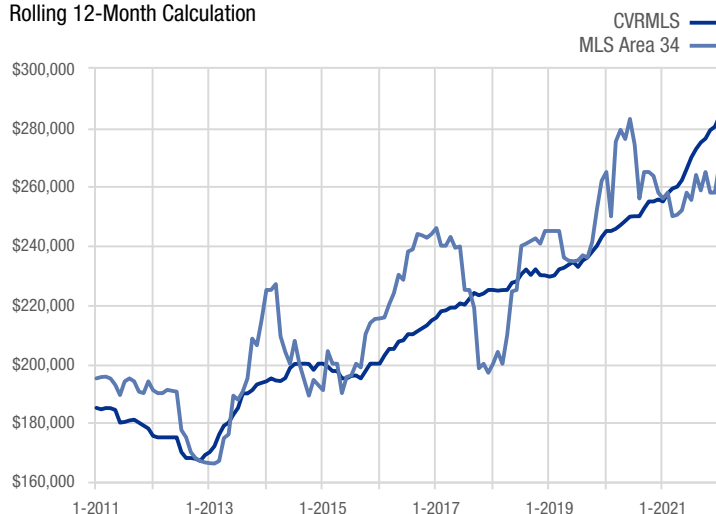
Median Sales Price - Single-Family

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.