

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

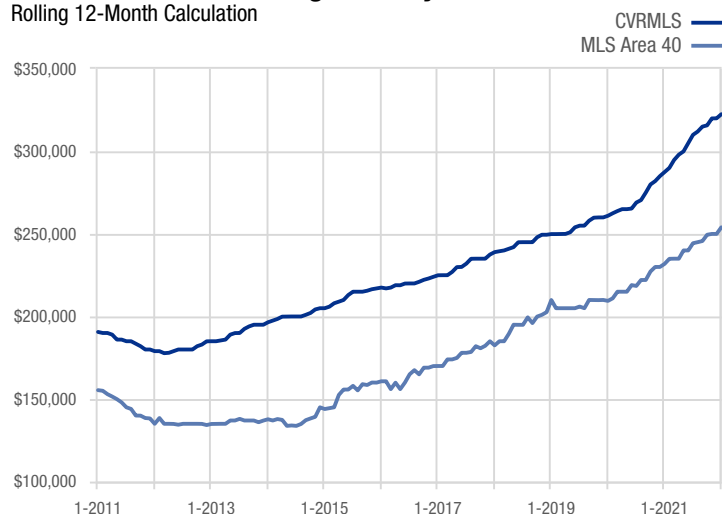
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	34	41	+ 20.6%	34	41	+ 20.6%
Pending Sales	43	52	+ 20.9%	43	52	+ 20.9%
Closed Sales	42	54	+ 28.6%	42	54	+ 28.6%
Days on Market Until Sale	15	11	- 26.7%	15	11	- 26.7%
Median Sales Price*	\$233,500	\$246,975	+ 5.8%	\$233,500	\$246,975	+ 5.8%
Average Sales Price*	\$243,373	\$252,978	+ 3.9%	\$243,373	\$252,978	+ 3.9%
Percent of Original List Price Received*	102.1%	101.6%	- 0.5%	102.1%	101.6%	- 0.5%
Inventory of Homes for Sale	27	17	- 37.0%	—	—	—
Months Supply of Inventory	0.6	0.3	- 50.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	18	3	- 83.3%	18	3	- 83.3%
Pending Sales	12	3	- 75.0%	12	3	- 75.0%
Closed Sales	5	7	+ 40.0%	5	7	+ 40.0%
Days on Market Until Sale	33	21	- 36.4%	33	21	- 36.4%
Median Sales Price*	\$275,000	\$435,999	+ 58.5%	\$275,000	\$435,999	+ 58.5%
Average Sales Price*	\$319,060	\$519,427	+ 62.8%	\$319,060	\$519,427	+ 62.8%
Percent of Original List Price Received*	97.7%	93.5%	- 4.3%	97.7%	93.5%	- 4.3%
Inventory of Homes for Sale	21	4	- 81.0%	—	—	—
Months Supply of Inventory	2.9	0.4	- 86.2%	—	—	—

* 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.

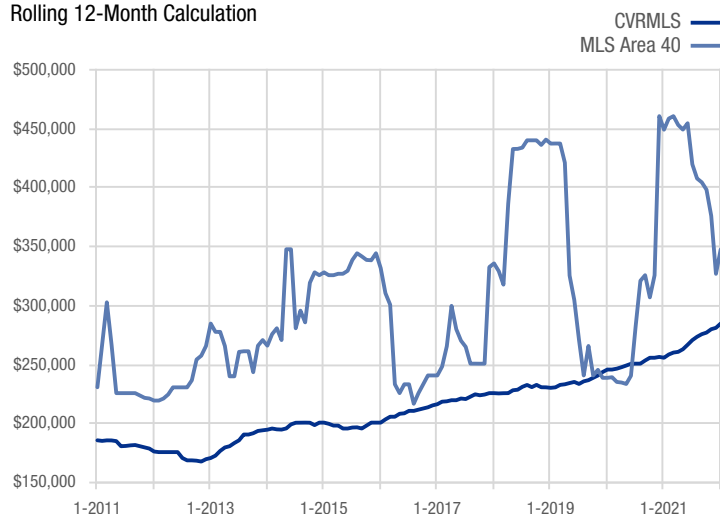
Median Sales Price - Single-Family

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.