

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

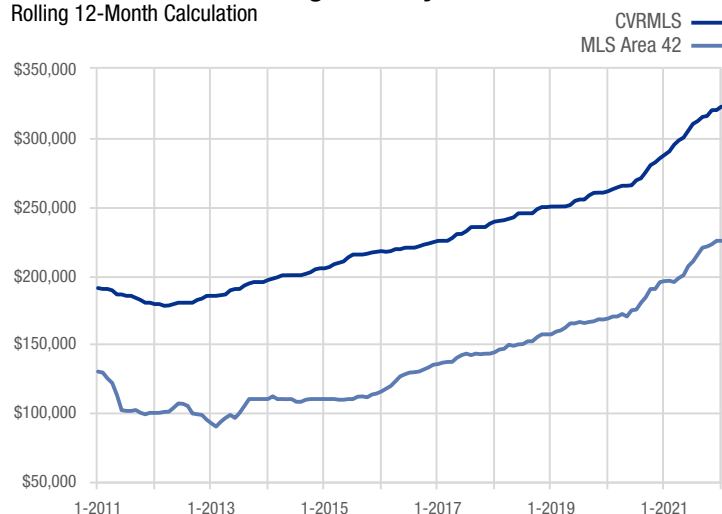
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	46	37	- 19.6%	46	37	- 19.6%
Pending Sales	31	44	+ 41.9%	31	44	+ 41.9%
Closed Sales	37	38	+ 2.7%	37	38	+ 2.7%
Days on Market Until Sale	12	14	+ 16.7%	12	14	+ 16.7%
Median Sales Price*	\$195,975	\$232,250	+ 18.5%	\$195,975	\$232,250	+ 18.5%
Average Sales Price*	\$201,577	\$245,777	+ 21.9%	\$201,577	\$245,777	+ 21.9%
Percent of Original List Price Received*	99.6%	100.7%	+ 1.1%	99.6%	100.7%	+ 1.1%
Inventory of Homes for Sale	33	28	- 15.2%	—	—	—
Months Supply of Inventory	0.8	0.6	- 25.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	10	9	- 10.0%	10	9	- 10.0%
Pending Sales	6	9	+ 50.0%	6	9	+ 50.0%
Closed Sales	11	6	- 45.5%	11	6	- 45.5%
Days on Market Until Sale	2	16	+ 700.0%	2	16	+ 700.0%
Median Sales Price*	\$233,490	\$271,348	+ 16.2%	\$233,490	\$271,348	+ 16.2%
Average Sales Price*	\$192,749	\$262,413	+ 36.1%	\$192,749	\$262,413	+ 36.1%
Percent of Original List Price Received*	100.5%	103.4%	+ 2.9%	100.5%	103.4%	+ 2.9%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	0.9	0.4	- 55.6%	—	—	—

* 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.

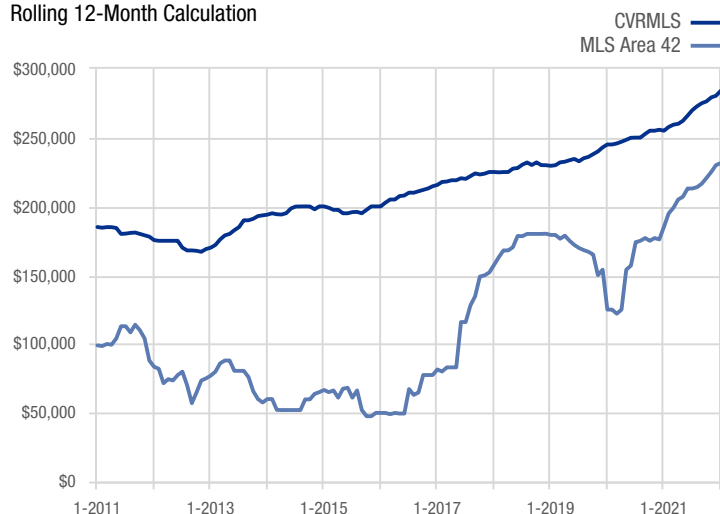
Median Sales Price - Single-Family

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.