

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

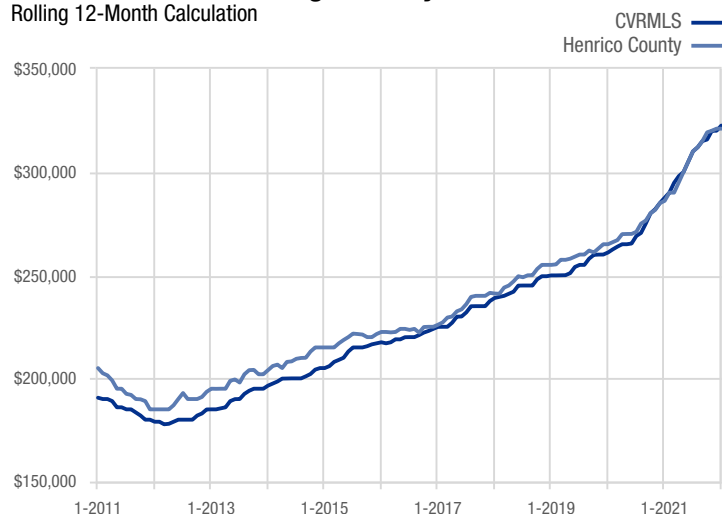
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	285	214	- 24.9%	285	214	- 24.9%
Pending Sales	274	218	- 20.4%	274	218	- 20.4%
Closed Sales	263	209	- 20.5%	263	209	- 20.5%
Days on Market Until Sale	19	15	- 21.1%	19	15	- 21.1%
Median Sales Price*	\$300,000	\$291,750	- 2.8%	\$300,000	\$291,750	- 2.8%
Average Sales Price*	\$339,726	\$339,604	- 0.0%	\$339,726	\$339,604	- 0.0%
Percent of Original List Price Received*	101.5%	101.8%	+ 0.3%	101.5%	101.8%	+ 0.3%
Inventory of Homes for Sale	179	112	- 37.4%	—	—	—
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	113	62	- 45.1%	113	62	- 45.1%
Pending Sales	94	74	- 21.3%	94	74	- 21.3%
Closed Sales	72	65	- 9.7%	72	65	- 9.7%
Days on Market Until Sale	30	26	- 13.3%	30	26	- 13.3%
Median Sales Price*	\$229,925	\$334,200	+ 45.4%	\$229,925	\$334,200	+ 45.4%
Average Sales Price*	\$253,927	\$363,006	+ 43.0%	\$253,927	\$363,006	+ 43.0%
Percent of Original List Price Received*	99.6%	101.6%	+ 2.0%	99.6%	101.6%	+ 2.0%
Inventory of Homes for Sale	121	50	- 58.7%	—	—	—
Months Supply of Inventory	1.1	0.4	- 63.6%	—	—	—

* 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.

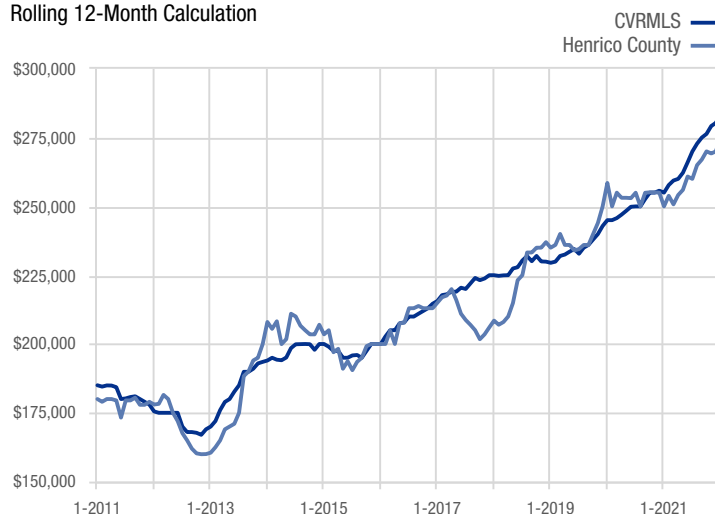
Median Sales Price - Single-Family

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.