

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

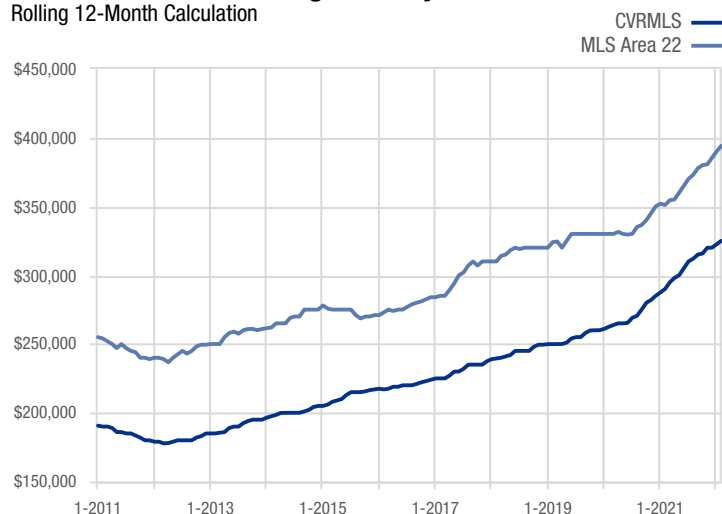
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	69	82	+ 18.8%	148	146	- 1.4%
Pending Sales	66	77	+ 16.7%	142	127	- 10.6%
Closed Sales	64	42	- 34.4%	129	83	- 35.7%
Days on Market Until Sale	22	13	- 40.9%	19	16	- 15.8%
Median Sales Price*	\$366,221	\$388,750	+ 6.2%	\$365,000	\$428,750	+ 17.5%
Average Sales Price*	\$383,177	\$492,936	+ 28.6%	\$421,557	\$495,698	+ 17.6%
Percent of Original List Price Received*	102.4%	106.1%	+ 3.6%	102.1%	104.1%	+ 2.0%
Inventory of Homes for Sale	45	39	- 13.3%	—	—	—
Months Supply of Inventory	0.5	0.4	- 20.0%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	44	30	- 31.8%	77	53	- 31.2%
Pending Sales	40	40	0.0%	69	67	- 2.9%
Closed Sales	21	20	- 4.8%	43	38	- 11.6%
Days on Market Until Sale	33	36	+ 9.1%	44	40	- 9.1%
Median Sales Price*	\$248,700	\$336,214	+ 35.2%	\$248,700	\$401,000	+ 61.2%
Average Sales Price*	\$323,522	\$351,704	+ 8.7%	\$322,653	\$402,896	+ 24.9%
Percent of Original List Price Received*	101.4%	102.2%	+ 0.8%	100.4%	102.3%	+ 1.9%
Inventory of Homes for Sale	59	18	- 69.5%	—	—	—
Months Supply of Inventory	1.5	0.4	- 73.3%	—	—	—

* 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.