

# Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 32

32-Henrico

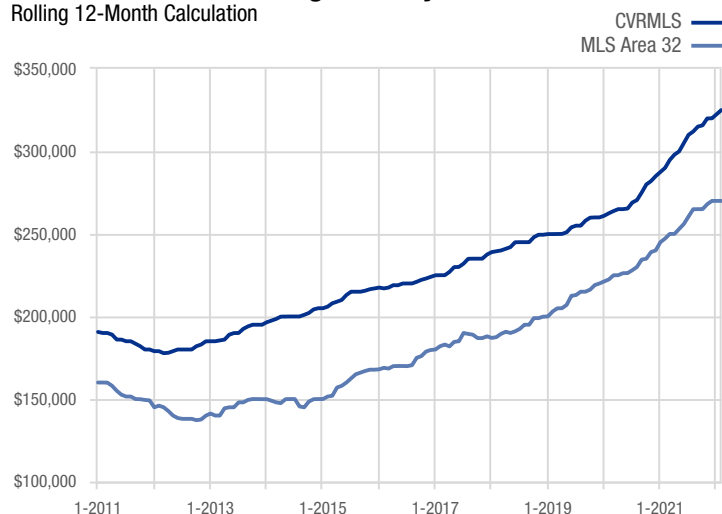
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	29	32	+ 10.3%	71	65	- 8.5%
Pending Sales	34	34	0.0%	69	65	- 5.8%
Closed Sales	32	31	- 3.1%	74	63	- 14.9%
Days on Market Until Sale	8	10	+ 25.0%	10	15	+ 50.0%
Median Sales Price*	\$264,475	\$310,000	+ 17.2%	\$265,000	\$295,000	+ 11.3%
Average Sales Price*	\$258,298	\$311,459	+ 20.6%	\$268,343	\$295,659	+ 10.2%
Percent of Original List Price Received*	102.7%	105.0%	+ 2.2%	102.8%	102.9%	+ 0.1%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	0.3	0.2	- 33.3%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	16	5	- 68.8%	32	13	- 59.4%
Pending Sales	14	10	- 28.6%	29	23	- 20.7%
Closed Sales	11	6	- 45.5%	26	16	- 38.5%
Days on Market Until Sale	14	14	0.0%	22	18	- 18.2%
Median Sales Price*	\$217,000	\$353,250	+ 62.8%	\$211,500	\$279,000	+ 31.9%
Average Sales Price*	\$219,076	\$327,250	+ 49.4%	\$208,477	\$248,360	+ 19.1%
Percent of Original List Price Received*	101.3%	101.8%	+ 0.5%	100.4%	100.5%	+ 0.1%
Inventory of Homes for Sale	15	0	- 100.0%	—	—	—
Months Supply of Inventory	1.1	—	—	—	—	—

\* 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.

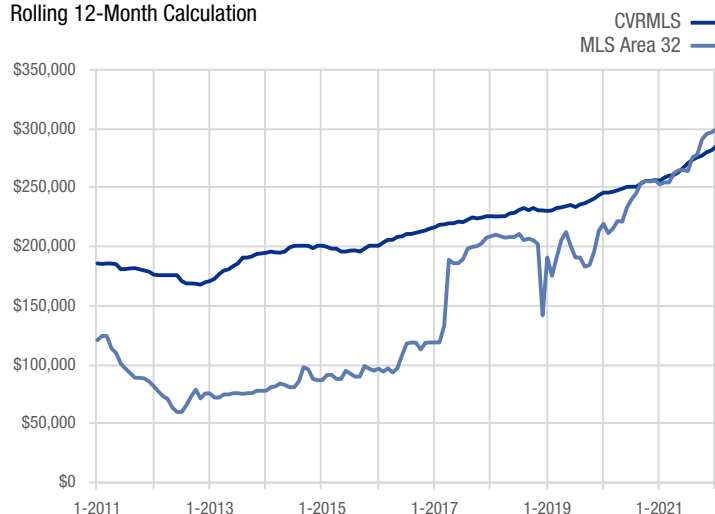
### Median Sales Price - Single-Family

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.