

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

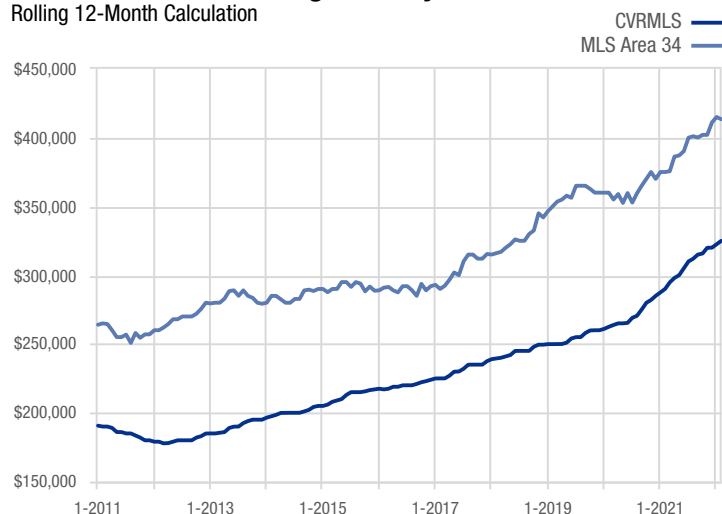
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	76	80	+ 5.3%	159	129	- 18.9%
Pending Sales	58	73	+ 25.9%	147	110	- 25.2%
Closed Sales	56	44	- 21.4%	133	88	- 33.8%
Days on Market Until Sale	13	11	- 15.4%	23	12	- 47.8%
Median Sales Price*	\$381,500	\$376,250	- 1.4%	\$369,400	\$373,750	+ 1.2%
Average Sales Price*	\$416,376	\$439,246	+ 5.5%	\$400,229	\$430,404	+ 7.5%
Percent of Original List Price Received*	101.9%	105.8%	+ 3.8%	101.4%	104.7%	+ 3.3%
Inventory of Homes for Sale	61	37	- 39.3%	—	—	—
Months Supply of Inventory	0.6	0.4	- 33.3%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	28	21	- 25.0%	64	40	- 37.5%
Pending Sales	31	18	- 41.9%	63	39	- 38.1%
Closed Sales	22	15	- 31.8%	41	40	- 2.4%
Days on Market Until Sale	11	9	- 18.2%	14	14	0.0%
Median Sales Price*	\$226,500	\$271,000	+ 19.6%	\$225,000	\$289,950	+ 28.9%
Average Sales Price*	\$240,402	\$303,633	+ 26.3%	\$238,180	\$324,237	+ 36.1%
Percent of Original List Price Received*	100.1%	103.2%	+ 3.1%	99.9%	103.3%	+ 3.4%
Inventory of Homes for Sale	14	10	- 28.6%	—	—	—
Months Supply of Inventory	0.4	0.3	- 25.0%	—	—	—

* 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.

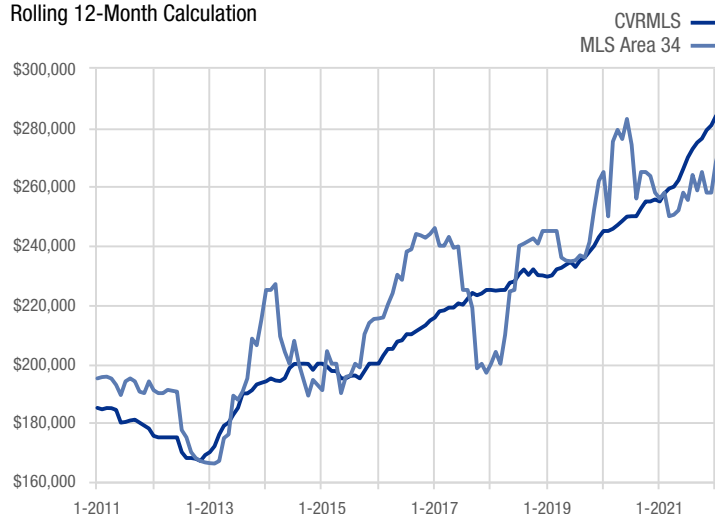
Median Sales Price - Single-Family

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.