

# Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 40

40-Henrico

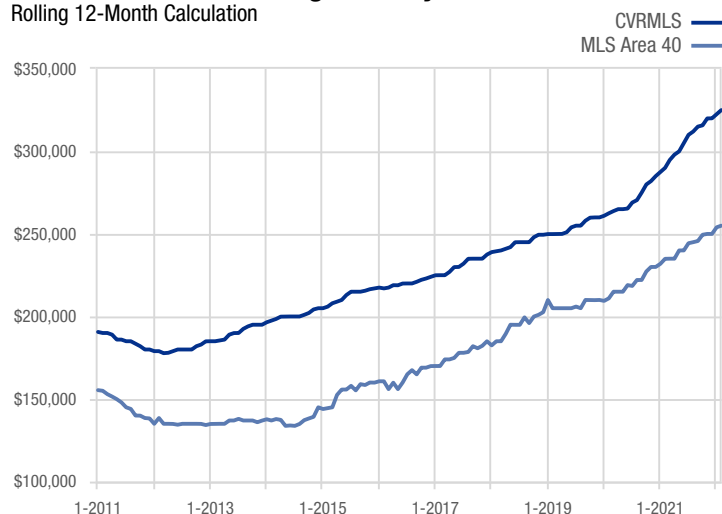
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	44	37	- 15.9%	78	80	+ 2.6%
Pending Sales	32	45	+ 40.6%	75	95	+ 26.7%
Closed Sales	29	37	+ 27.6%	71	91	+ 28.2%
Days on Market Until Sale	35	21	- 40.0%	23	15	- 34.8%
Median Sales Price*	\$245,775	<b>\$247,500</b>	+ 0.7%	\$238,500	<b>\$247,475</b>	+ 3.8%
Average Sales Price*	\$259,329	<b>\$269,518</b>	+ 3.9%	\$249,755	<b>\$259,744</b>	+ 4.0%
Percent of Original List Price Received*	101.9%	<b>102.8%</b>	+ 0.9%	102.0%	<b>102.1%</b>	+ 0.1%
Inventory of Homes for Sale	33	13	- 60.6%	—	—	—
Months Supply of Inventory	0.7	0.2	- 71.4%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	11	5	- 54.5%	29	8	- 72.4%
Pending Sales	9	6	- 33.3%	21	9	- 57.1%
Closed Sales	11	3	- 72.7%	16	10	- 37.5%
Days on Market Until Sale	43	33	- 23.3%	40	24	- 40.0%
Median Sales Price*	\$397,500	<b>\$280,540</b>	- 29.4%	\$305,650	<b>\$395,500</b>	+ 29.4%
Average Sales Price*	\$371,564	<b>\$358,297</b>	- 3.6%	\$355,156	<b>\$471,088</b>	+ 32.6%
Percent of Original List Price Received*	100.7%	<b>99.4%</b>	- 1.3%	99.7%	<b>95.5%</b>	- 4.2%
Inventory of Homes for Sale	20	4	- 80.0%	—	—	—
Months Supply of Inventory	2.6	0.4	- 84.6%	—	—	—

\* 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.

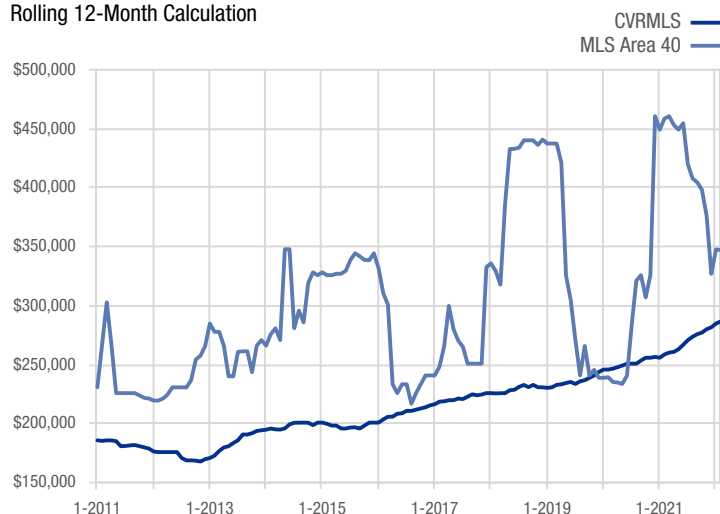
### Median Sales Price - Single-Family

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.