

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

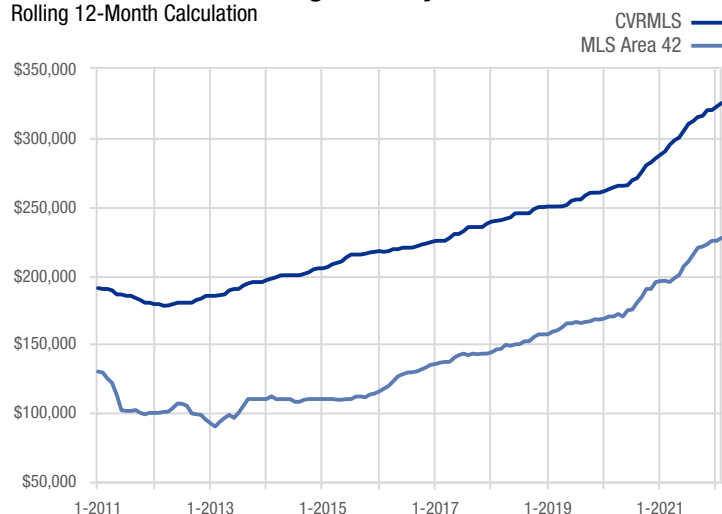
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	38	58	+ 52.6%	84	97	+ 15.5%
Pending Sales	31	51	+ 64.5%	62	96	+ 54.8%
Closed Sales	18	43	+ 138.9%	55	82	+ 49.1%
Days on Market Until Sale	9	16	+ 77.8%	11	15	+ 36.4%
Median Sales Price*	\$190,500	\$250,000	+ 31.2%	\$195,975	\$240,000	+ 22.5%
Average Sales Price*	\$216,749	\$259,399	+ 19.7%	\$206,829	\$253,009	+ 22.3%
Percent of Original List Price Received*	101.6%	104.2%	+ 2.6%	100.3%	102.5%	+ 2.2%
Inventory of Homes for Sale	38	39	+ 2.6%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	11	11	0.0%	21	21	0.0%
Pending Sales	11	11	0.0%	17	20	+ 17.6%
Closed Sales	12	8	- 33.3%	23	14	- 39.1%
Days on Market Until Sale	2	14	+ 600.0%	2	15	+ 650.0%
Median Sales Price*	\$224,890	\$251,563	+ 11.9%	\$233,280	\$269,585	+ 15.6%
Average Sales Price*	\$203,802	\$223,595	+ 9.7%	\$198,516	\$240,231	+ 21.0%
Percent of Original List Price Received*	100.0%	102.9%	+ 2.9%	100.2%	103.1%	+ 2.9%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	0.6	0.5	- 16.7%	—	—	—

* 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.

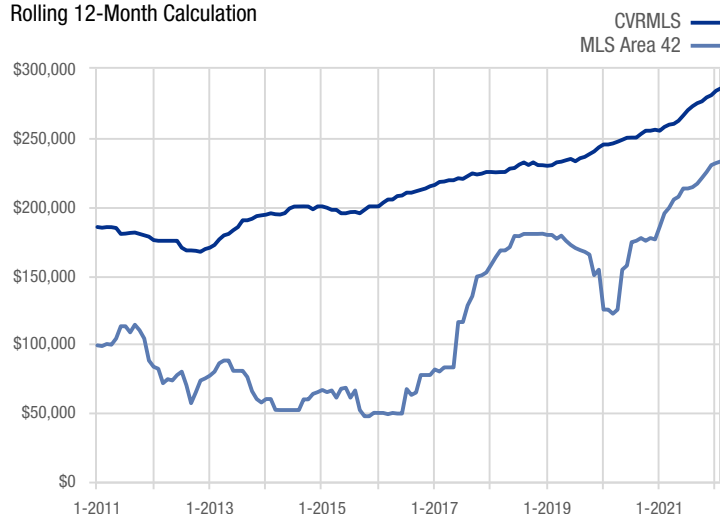
Median Sales Price - Single-Family

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.