

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

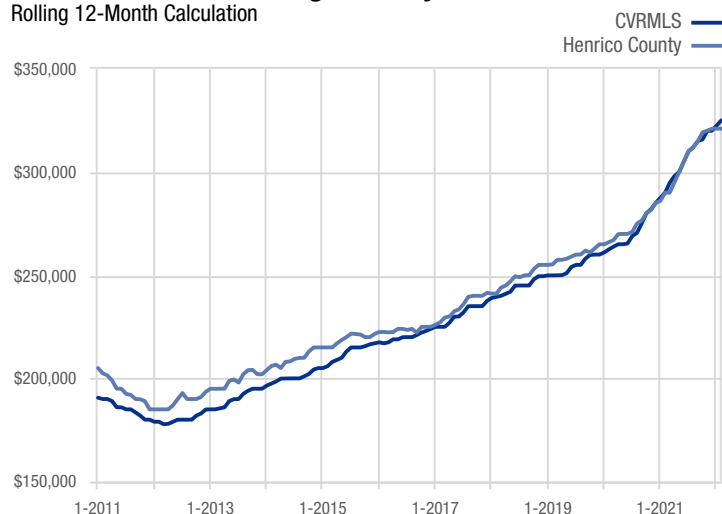
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	256	289	+ 12.9%	540	517	- 4.3%
Pending Sales	221	280	+ 26.7%	495	493	- 0.4%
Closed Sales	199	197	- 1.0%	462	407	- 11.9%
Days on Market Until Sale	18	14	- 22.2%	18	14	- 22.2%
Median Sales Price*	\$310,000	\$310,000	0.0%	\$304,500	\$303,250	- 0.4%
Average Sales Price*	\$339,520	\$359,909	+ 6.0%	\$339,637	\$349,504	+ 2.9%
Percent of Original List Price Received*	102.2%	104.8%	+ 2.5%	101.8%	103.3%	+ 1.5%
Inventory of Homes for Sale	191	137	- 28.3%	—	—	—
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	110	72	- 34.5%	223	135	- 39.5%
Pending Sales	105	85	- 19.0%	199	158	- 20.6%
Closed Sales	77	52	- 32.5%	149	118	- 20.8%
Days on Market Until Sale	21	22	+ 4.8%	25	24	- 4.0%
Median Sales Price*	\$235,715	\$300,210	+ 27.4%	\$233,280	\$317,000	+ 35.9%
Average Sales Price*	\$273,058	\$315,687	+ 15.6%	\$263,814	\$341,907	+ 29.6%
Percent of Original List Price Received*	100.7%	102.4%	+ 1.7%	100.2%	101.9%	+ 1.7%
Inventory of Homes for Sale	114	37	- 67.5%	—	—	—
Months Supply of Inventory	1.0	0.3	- 70.0%	—	—	—

* 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.

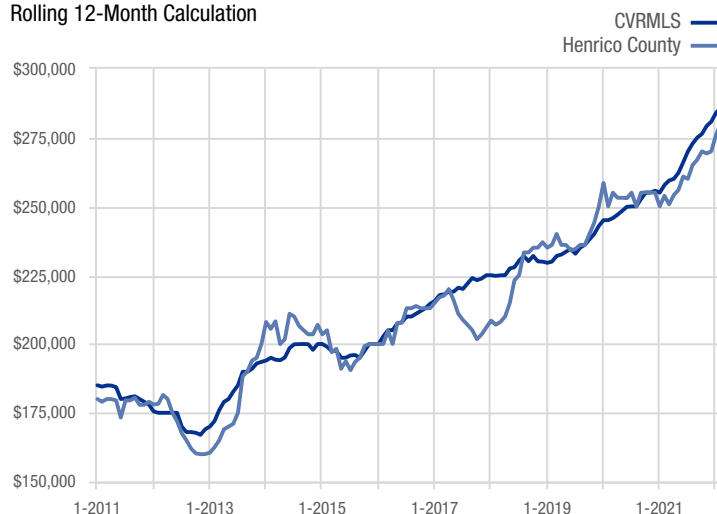
Median Sales Price - Single-Family

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.