

# Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 32

32-Henrico

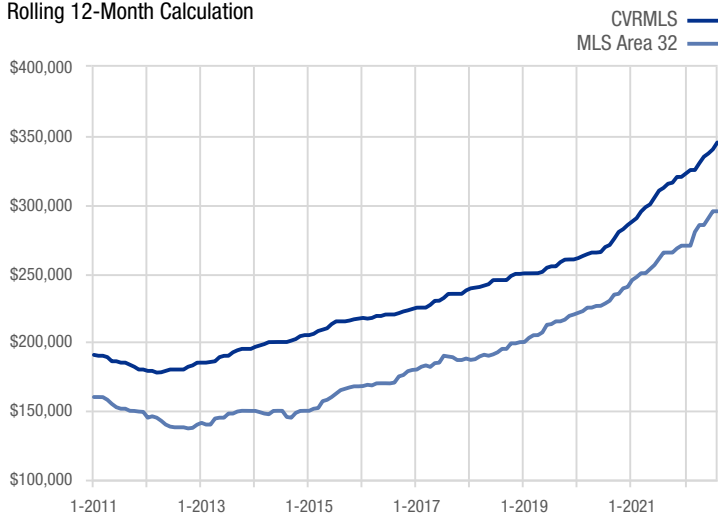
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	57	39	- 31.6%	428	342	- 20.1%
Pending Sales	53	37	- 30.2%	391	317	- 18.9%
Closed Sales	52	35	- 32.7%	370	320	- 13.5%
Days on Market Until Sale	10	9	- 10.0%	8	11	+ 37.5%
Median Sales Price*	\$265,000	<b>\$287,500</b>	+ 8.5%	\$270,000	<b>\$306,000</b>	+ 13.3%
Average Sales Price*	\$266,292	<b>\$279,898</b>	+ 5.1%	\$276,520	<b>\$309,122</b>	+ 11.8%
Percent of Original List Price Received*	102.9%	<b>103.4%</b>	+ 0.5%	104.6%	<b>106.2%</b>	+ 1.5%
Inventory of Homes for Sale	34	20	- 41.2%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	15	13	- 13.3%	119	89	- 25.2%
Pending Sales	12	11	- 8.3%	105	85	- 19.0%
Closed Sales	14	11	- 21.4%	103	95	- 7.8%
Days on Market Until Sale	22	32	+ 45.5%	15	20	+ 33.3%
Median Sales Price*	\$301,189	<b>\$317,500</b>	+ 5.4%	\$280,000	<b>\$333,488</b>	+ 19.1%
Average Sales Price*	\$285,785	<b>\$269,030</b>	- 5.9%	\$234,836	<b>\$304,291</b>	+ 29.6%
Percent of Original List Price Received*	103.7%	<b>100.1%</b>	- 3.5%	102.1%	<b>102.1%</b>	0.0%
Inventory of Homes for Sale	21	9	- 57.1%	—	—	—
Months Supply of Inventory	1.7	0.7	- 58.8%	—	—	—

\* 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.

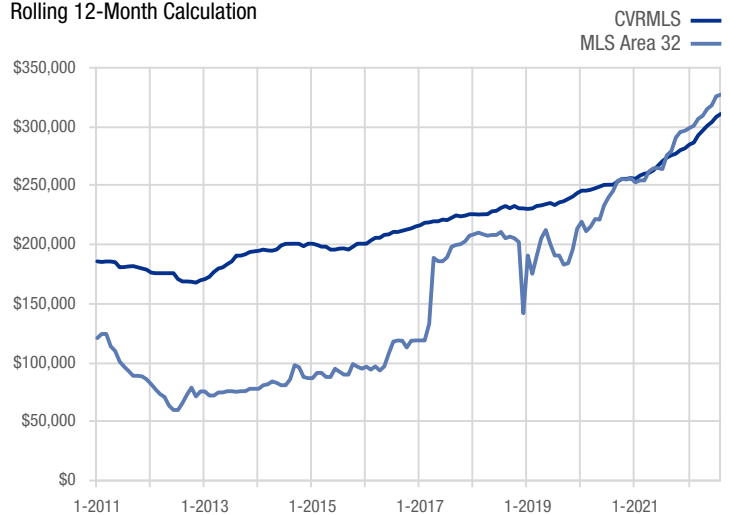
### Median Sales Price - Single-Family

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.