

# Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

42-Henrico

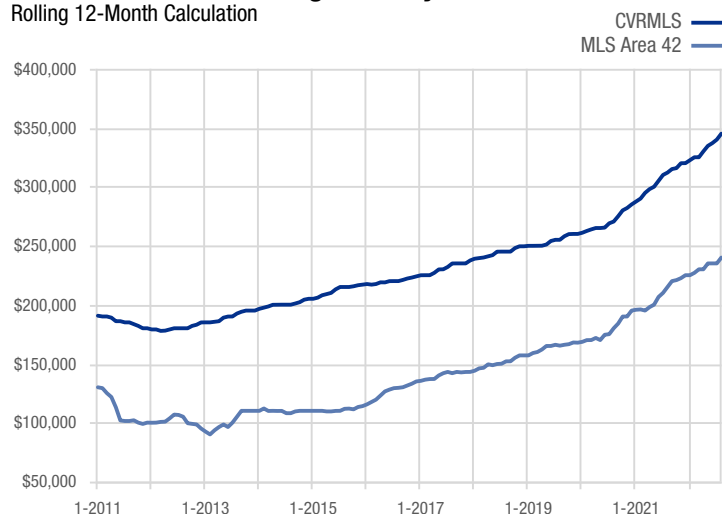
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	79	35	- 55.7%	450	428	- 4.9%
Pending Sales	65	40	- 38.5%	378	379	+ 0.3%
Closed Sales	57	40	- 29.8%	336	385	+ 14.6%
Days on Market Until Sale	8	10	+ 25.0%	10	13	+ 30.0%
Median Sales Price*	\$230,000	\$260,000	+ 13.0%	\$220,200	\$245,000	+ 11.3%
Average Sales Price*	\$225,568	\$259,236	+ 14.9%	\$223,847	\$258,225	+ 15.4%
Percent of Original List Price Received*	102.5%	98.8%	- 3.6%	102.7%	102.7%	0.0%
Inventory of Homes for Sale	55	41	- 25.5%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	12	7	- 41.7%	105	69	- 34.3%
Pending Sales	10	8	- 20.0%	91	63	- 30.8%
Closed Sales	9	7	- 22.2%	91	91	0.0%
Days on Market Until Sale	5	12	+ 140.0%	6	8	+ 33.3%
Median Sales Price*	\$239,950	\$210,000	- 12.5%	\$226,500	\$252,898	+ 11.7%
Average Sales Price*	\$204,278	\$219,500	+ 7.5%	\$205,152	\$232,893	+ 13.5%
Percent of Original List Price Received*	104.2%	104.3%	+ 0.1%	101.7%	103.9%	+ 2.2%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	0.5	0.6	+ 20.0%	—	—	—

\* 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.

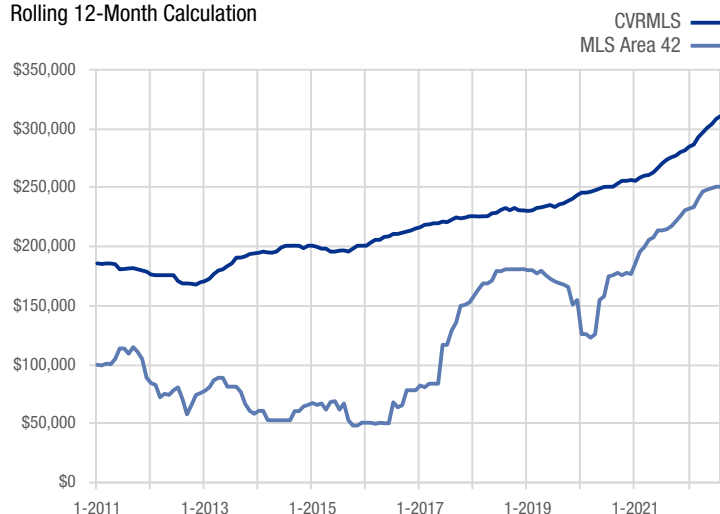
### Median Sales Price - Single-Family

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.