

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

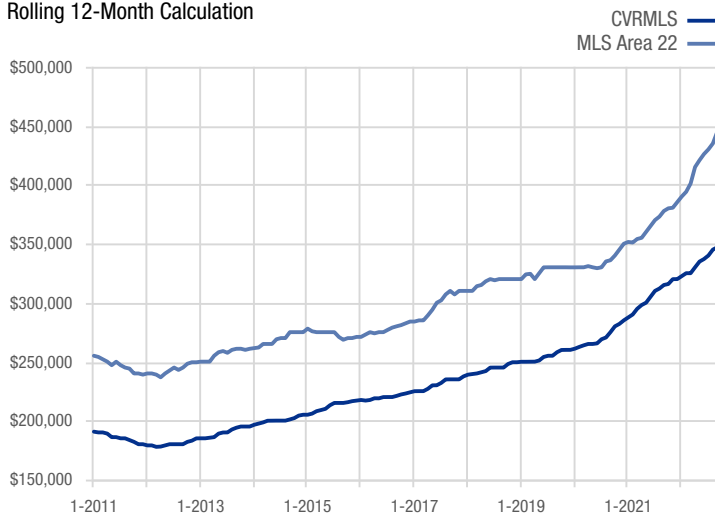
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	103	86	- 16.5%	1,026	954	- 7.0%
Pending Sales	90	62	- 31.1%	949	859	- 9.5%
Closed Sales	106	90	- 15.1%	913	826	- 9.5%
Days on Market Until Sale	10	14	+ 40.0%	12	9	- 25.0%
Median Sales Price*	\$375,000	\$437,500	+ 16.7%	\$383,750	\$453,000	+ 18.0%
Average Sales Price*	\$449,214	\$493,450	+ 9.8%	\$464,417	\$553,398	+ 19.2%
Percent of Original List Price Received*	102.9%	101.0%	- 1.8%	105.0%	107.0%	+ 1.9%
Inventory of Homes for Sale	64	62	- 3.1%	—	—	—
Months Supply of Inventory	0.6	0.7	+ 16.7%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	53	37	- 30.2%	416	365	- 12.3%
Pending Sales	44	29	- 34.1%	390	339	- 13.1%
Closed Sales	44	53	+ 20.5%	363	337	- 7.2%
Days on Market Until Sale	19	47	+ 147.4%	37	37	0.0%
Median Sales Price*	\$296,500	\$381,931	+ 28.8%	\$304,000	\$370,750	+ 22.0%
Average Sales Price*	\$369,434	\$405,868	+ 9.9%	\$352,502	\$401,797	+ 14.0%
Percent of Original List Price Received*	100.8%	101.1%	+ 0.3%	102.7%	102.8%	+ 0.1%
Inventory of Homes for Sale	53	40	- 24.5%	—	—	—
Months Supply of Inventory	1.3	1.0	- 23.1%	—	—	—

* 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.

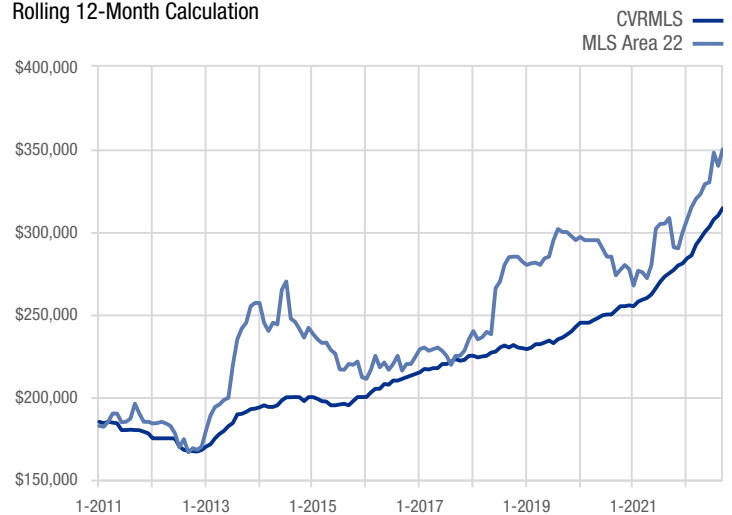
Median Sales Price - Single-Family

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.