

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

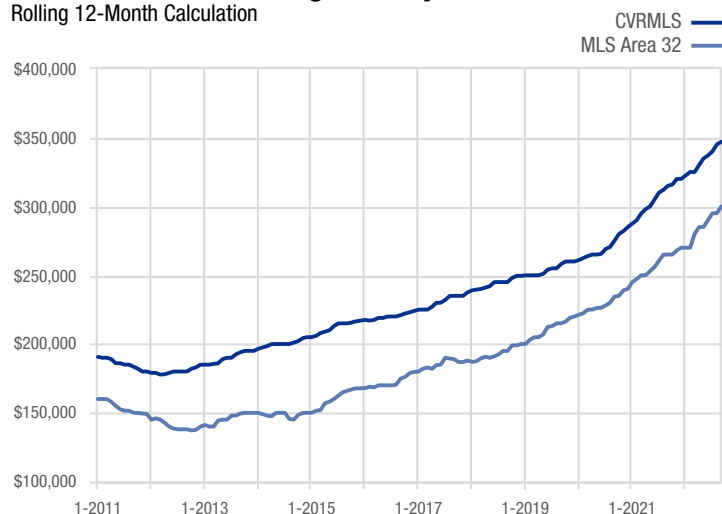
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	47	36	- 23.4%	475	379	- 20.2%
Pending Sales	37	28	- 24.3%	428	344	- 19.6%
Closed Sales	58	39	- 32.8%	428	359	- 16.1%
Days on Market Until Sale	12	13	+ 8.3%	9	11	+ 22.2%
Median Sales Price*	\$275,000	\$320,000	+ 16.4%	\$270,000	\$306,500	+ 13.5%
Average Sales Price*	\$296,340	\$303,718	+ 2.5%	\$279,203	\$308,527	+ 10.5%
Percent of Original List Price Received*	102.4%	101.3%	- 1.1%	104.3%	105.7%	+ 1.3%
Inventory of Homes for Sale	37	26	- 29.7%	—	—	—
Months Supply of Inventory	0.8	0.6	- 25.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	18	17	- 5.6%	137	106	- 22.6%
Pending Sales	21	11	- 47.6%	126	95	- 24.6%
Closed Sales	9	8	- 11.1%	112	103	- 8.0%
Days on Market Until Sale	9	12	+ 33.3%	14	20	+ 42.9%
Median Sales Price*	\$318,500	\$234,250	- 26.5%	\$283,172	\$328,500	+ 16.0%
Average Sales Price*	\$264,100	\$258,705	- 2.0%	\$237,188	\$300,750	+ 26.8%
Percent of Original List Price Received*	104.5%	105.6%	+ 1.1%	102.3%	102.3%	0.0%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

* 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.

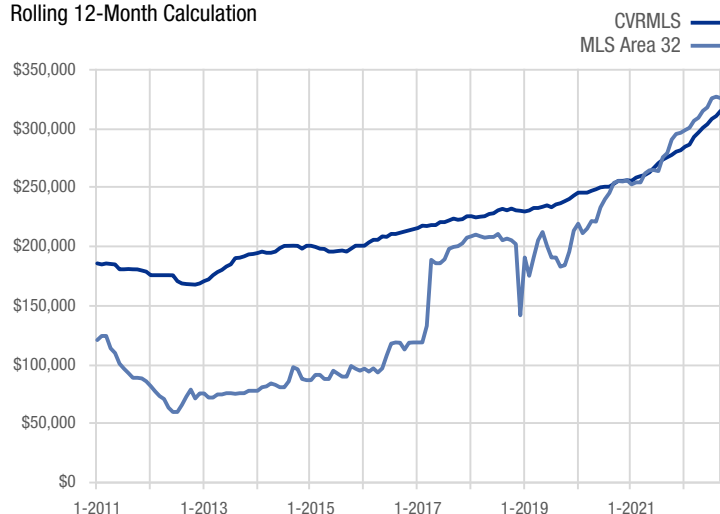
Median Sales Price - Single-Family

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.