

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

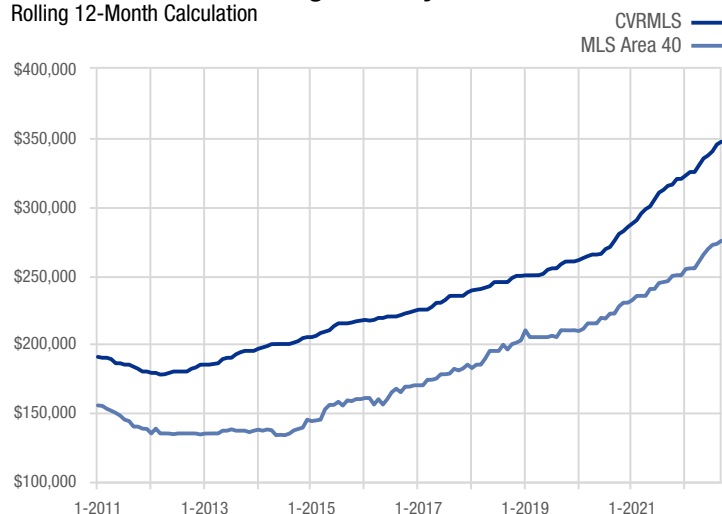
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	61	35	- 42.6%	531	497	- 6.4%
Pending Sales	58	28	- 51.7%	475	438	- 7.8%
Closed Sales	52	45	- 13.5%	442	458	+ 3.6%
Days on Market Until Sale	9	16	+ 77.8%	12	12	0.0%
Median Sales Price*	\$245,000	\$288,000	+ 17.6%	\$246,550	\$279,000	+ 13.2%
Average Sales Price*	\$244,844	\$303,702	+ 24.0%	\$262,351	\$291,159	+ 11.0%
Percent of Original List Price Received*	101.8%	100.4%	- 1.4%	103.5%	102.8%	- 0.7%
Inventory of Homes for Sale	47	50	+ 6.4%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	18	8	- 55.6%	117	70	- 40.2%
Pending Sales	10	8	- 20.0%	99	66	- 33.3%
Closed Sales	4	11	+ 175.0%	91	74	- 18.7%
Days on Market Until Sale	16	19	+ 18.8%	29	25	- 13.8%
Median Sales Price*	\$475,000	\$446,588	- 6.0%	\$358,750	\$411,733	+ 14.8%
Average Sales Price*	\$517,167	\$459,067	- 11.2%	\$383,199	\$450,462	+ 17.6%
Percent of Original List Price Received*	98.7%	100.2%	+ 1.5%	101.8%	100.5%	- 1.3%
Inventory of Homes for Sale	15	8	- 46.7%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

* 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.

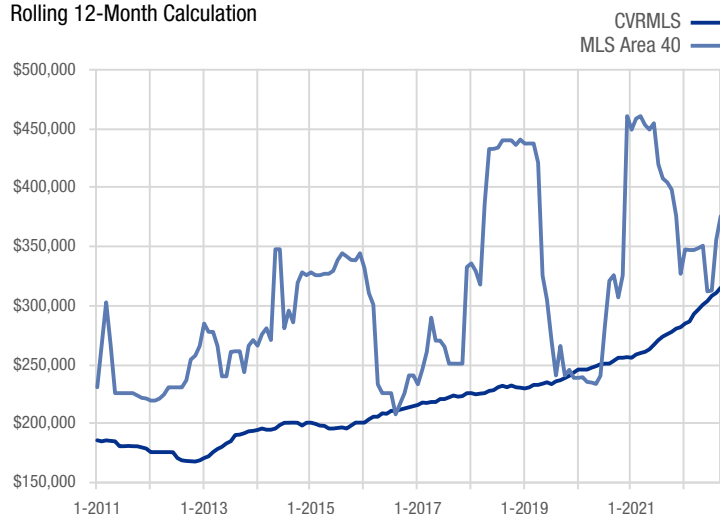
Median Sales Price - Single-Family

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.