

# Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

42-Henrico

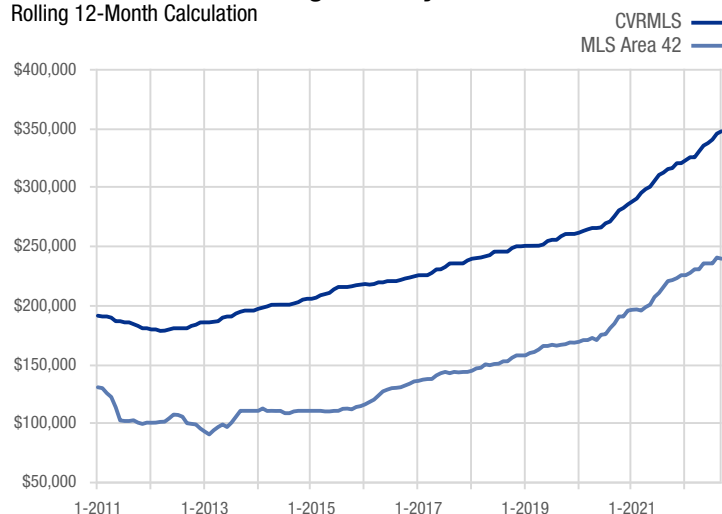
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	41	34	- 17.1%	491	465	- 5.3%
Pending Sales	43	37	- 14.0%	421	412	- 2.1%
Closed Sales	64	44	- 31.3%	400	429	+ 7.3%
Days on Market Until Sale	9	18	+ 100.0%	10	13	+ 30.0%
Median Sales Price*	\$243,000	\$239,000	- 1.6%	\$225,000	\$245,000	+ 8.9%
Average Sales Price*	\$241,051	\$270,018	+ 12.0%	\$226,649	\$259,454	+ 14.5%
Percent of Original List Price Received*	101.1%	97.6%	- 3.5%	102.5%	102.2%	- 0.3%
Inventory of Homes for Sale	49	39	- 20.4%	—	—	—
Months Supply of Inventory	1.1	0.8	- 27.3%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	8	3	- 62.5%	113	72	- 36.3%
Pending Sales	7	8	+ 14.3%	98	71	- 27.6%
Closed Sales	10	12	+ 20.0%	100	103	+ 3.0%
Days on Market Until Sale	12	11	- 8.3%	6	8	+ 33.3%
Median Sales Price*	\$248,963	\$242,000	- 2.8%	\$228,065	\$250,000	+ 9.6%
Average Sales Price*	\$217,954	\$206,093	- 5.4%	\$207,785	\$229,740	+ 10.6%
Percent of Original List Price Received*	98.0%	99.0%	+ 1.0%	101.3%	103.4%	+ 2.1%
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

\* 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.

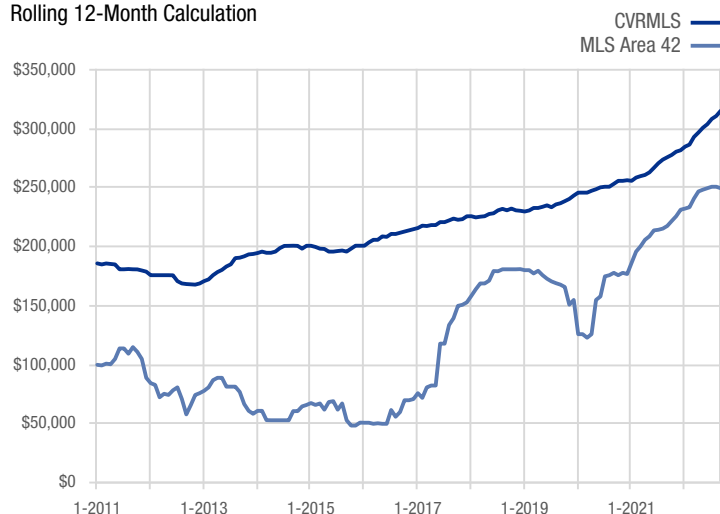
### Median Sales Price - Single-Family

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.