

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

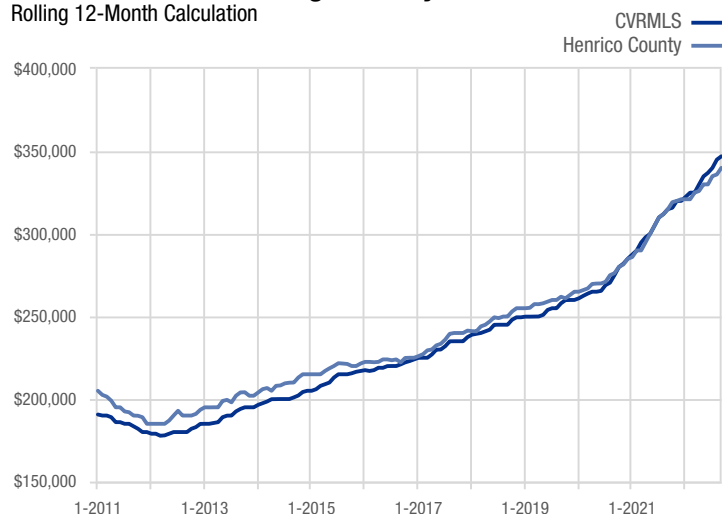
Single Family	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	343	259	- 24.5%	3,547	3,057	- 13.8%
Pending Sales	304	214	- 29.6%	3,201	2,729	- 14.7%
Closed Sales	389	293	- 24.7%	3,106	2,739	- 11.8%
Days on Market Until Sale	11	15	+ 36.4%	12	11	- 8.3%
Median Sales Price*	\$315,000	\$351,500	+ 11.6%	\$323,000	\$350,000	+ 8.4%
Average Sales Price*	\$363,730	\$406,412	+ 11.7%	\$378,541	\$420,922	+ 11.2%
Percent of Original List Price Received*	102.5%	100.6%	- 1.9%	104.0%	105.2%	+ 1.2%
Inventory of Homes for Sale	260	234	- 10.0%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	145	109	- 24.8%	1,208	985	- 18.5%
Pending Sales	132	92	- 30.3%	1,107	896	- 19.1%
Closed Sales	119	129	+ 8.4%	1,023	894	- 12.6%
Days on Market Until Sale	14	27	+ 92.9%	21	22	+ 4.8%
Median Sales Price*	\$282,040	\$310,000	+ 9.9%	\$264,745	\$310,000	+ 17.1%
Average Sales Price*	\$317,898	\$364,124	+ 14.5%	\$306,861	\$354,114	+ 15.4%
Percent of Original List Price Received*	101.3%	101.2%	- 0.1%	102.5%	103.2%	+ 0.7%
Inventory of Homes for Sale	117	107	- 8.5%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

* 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.

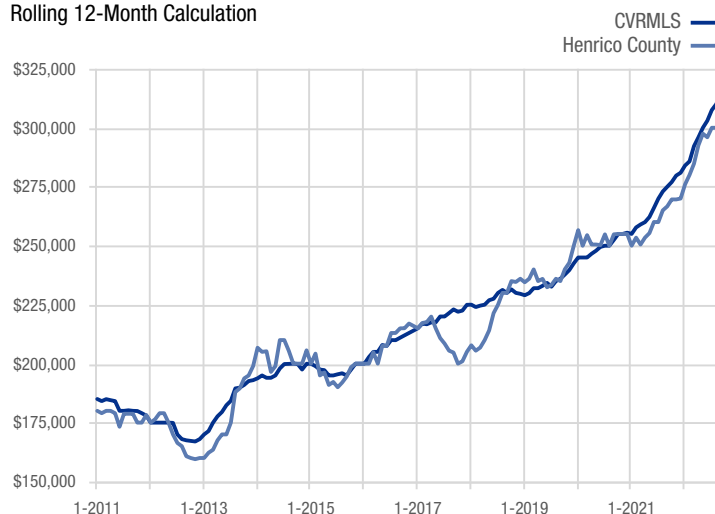
Median Sales Price - Single-Family

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.