

Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

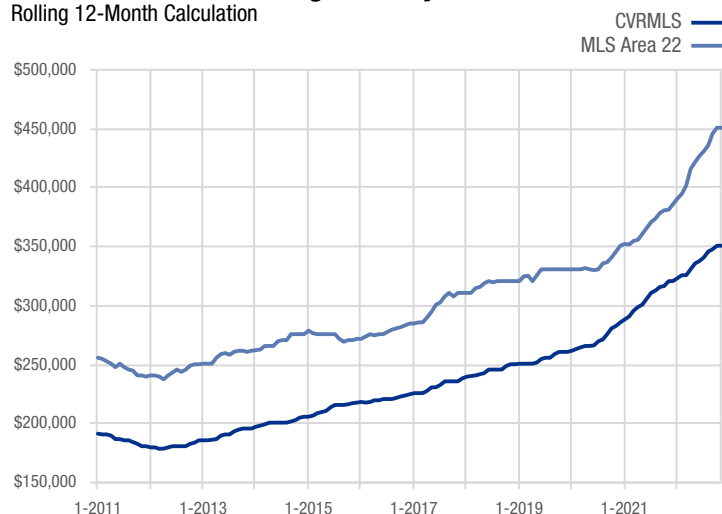
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	57	54	- 5.3%	1,176	1,088	- 7.5%
Pending Sales	86	56	- 34.9%	1,111	993	- 10.6%
Closed Sales	70	66	- 5.7%	1,085	968	- 10.8%
Days on Market Until Sale	14	13	- 7.1%	12	10	- 16.7%
Median Sales Price*	\$385,000	\$430,000	+ 11.7%	\$385,000	\$452,500	+ 17.5%
Average Sales Price*	\$451,599	\$598,433	+ 32.5%	\$464,004	\$552,924	+ 19.2%
Percent of Original List Price Received*	103.3%	100.4%	- 2.8%	104.8%	106.2%	+ 1.3%
Inventory of Homes for Sale	42	39	- 7.1%	—	—	—
Months Supply of Inventory	0.4	0.5	+ 25.0%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	48	24	- 50.0%	504	432	- 14.3%
Pending Sales	37	19	- 48.6%	479	397	- 17.1%
Closed Sales	53	31	- 41.5%	460	398	- 13.5%
Days on Market Until Sale	19	25	+ 31.6%	33	35	+ 6.1%
Median Sales Price*	\$267,500	\$399,990	+ 49.5%	\$290,000	\$361,361	+ 24.6%
Average Sales Price*	\$331,462	\$441,577	+ 33.2%	\$350,803	\$400,913	+ 14.3%
Percent of Original List Price Received*	100.1%	98.3%	- 1.8%	102.2%	102.3%	+ 0.1%
Inventory of Homes for Sale	48	38	- 20.8%	—	—	—
Months Supply of Inventory	1.1	1.1	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.

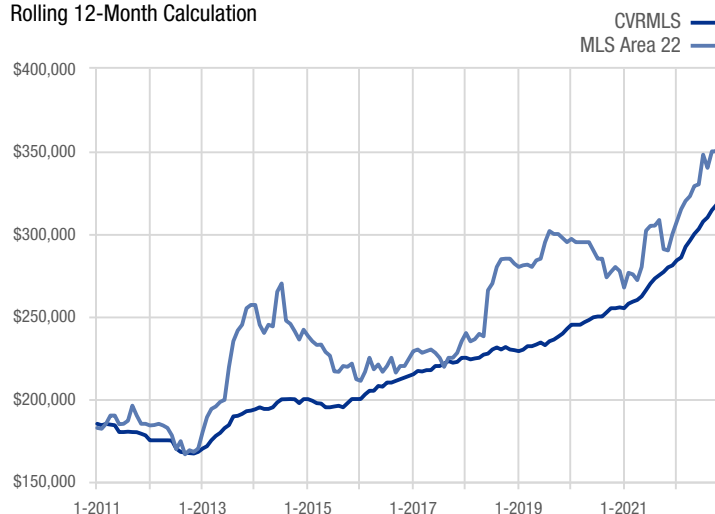
Median Sales Price - Single-Family

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.