

# Local Market Update – November 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

42-Henrico

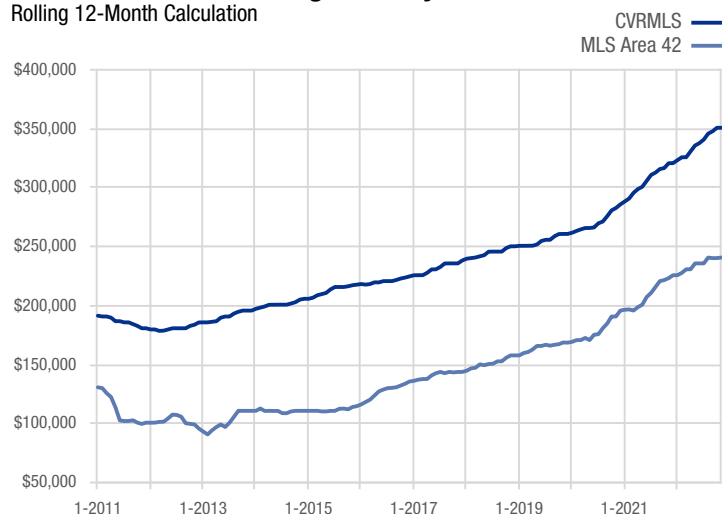
Single Family	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	44	45	+ 2.3%	599	550	- 8.2%
Pending Sales	63	31	- 50.8%	541	466	- 13.9%
Closed Sales	46	24	- 47.8%	504	487	- 3.4%
Days on Market Until Sale	18	21	+ 16.7%	11	14	+ 27.3%
Median Sales Price*	\$220,000	\$246,000	+ 11.8%	\$225,000	\$245,000	+ 8.9%
Average Sales Price*	\$227,058	\$267,500	+ 17.8%	\$228,001	\$259,737	+ 13.9%
Percent of Original List Price Received*	100.6%	99.0%	- 1.6%	102.6%	101.9%	- 0.7%
Inventory of Homes for Sale	31	52	+ 67.7%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

Condo/Town	November			Year to Date		
Key Metrics	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	10	6	- 40.0%	132	82	- 37.9%
Pending Sales	6	7	+ 16.7%	113	80	- 29.2%
Closed Sales	8	1	- 87.5%	113	116	+ 2.7%
Days on Market Until Sale	5	2	- 60.0%	6	7	+ 16.7%
Median Sales Price*	\$228,000	\$134,200	- 41.1%	\$227,533	\$249,995	+ 9.9%
Average Sales Price*	\$210,946	\$134,200	- 36.4%	\$207,032	\$228,318	+ 10.3%
Percent of Original List Price Received*	103.9%	103.6%	- 0.3%	101.5%	103.3%	+ 1.8%
Inventory of Homes for Sale	7	1	- 85.7%	—	—	—
Months Supply of Inventory	0.7	0.1	- 85.7%	—	—	—

\* 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.

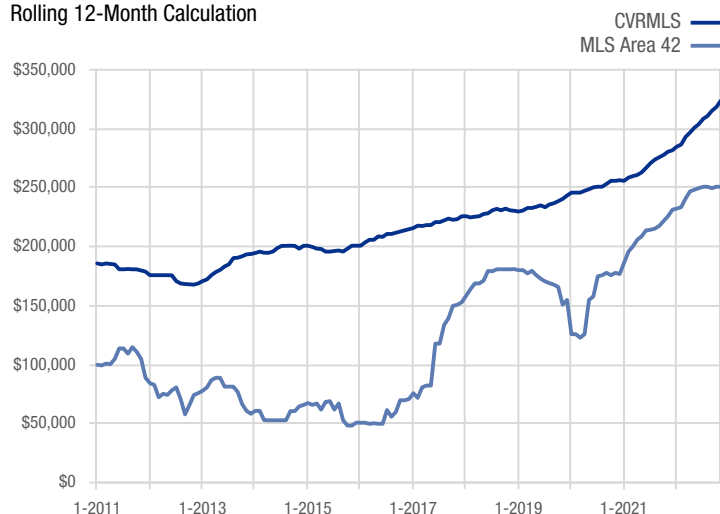
### Median Sales Price - Single-Family

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.