

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

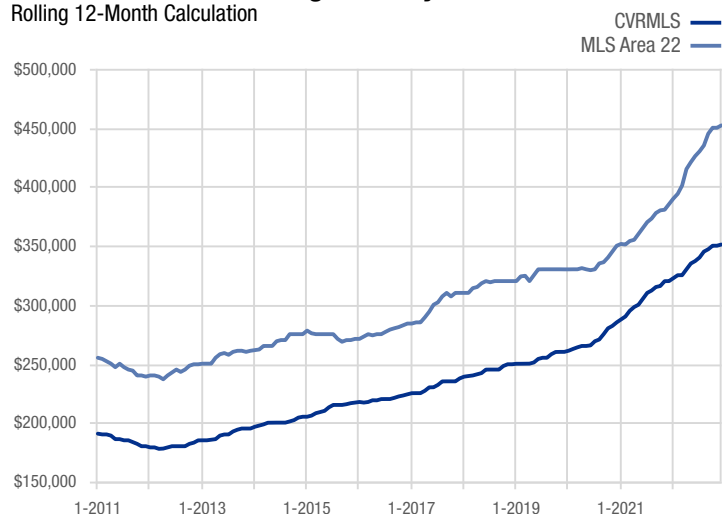
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	34	35	+ 2.9%	1,210	1,124	- 7.1%
Pending Sales	37	43	+ 16.2%	1,148	1,036	- 9.8%
Closed Sales	91	69	- 24.2%	1,176	1,039	- 11.6%
Days on Market Until Sale	14	15	+ 7.1%	12	10	- 16.7%
Median Sales Price*	\$396,000	\$430,000	+ 8.6%	\$385,256	\$452,000	+ 17.3%
Average Sales Price*	\$470,093	\$552,837	+ 17.6%	\$464,479	\$552,918	+ 19.0%
Percent of Original List Price Received*	102.3%	100.1%	- 2.2%	104.7%	105.8%	+ 1.1%
Inventory of Homes for Sale	32	27	- 15.6%	—	—	—
Months Supply of Inventory	0.3	0.3	0.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	21	19	- 9.5%	525	451	- 14.1%
Pending Sales	32	27	- 15.6%	511	422	- 17.4%
Closed Sales	47	27	- 42.6%	507	425	- 16.2%
Days on Market Until Sale	28	14	- 50.0%	32	34	+ 6.3%
Median Sales Price*	\$352,475	\$349,000	- 1.0%	\$299,900	\$359,500	+ 19.9%
Average Sales Price*	\$391,999	\$388,141	- 1.0%	\$354,586	\$400,092	+ 12.8%
Percent of Original List Price Received*	100.7%	98.2%	- 2.5%	102.0%	102.0%	0.0%
Inventory of Homes for Sale	37	29	- 21.6%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

* 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.

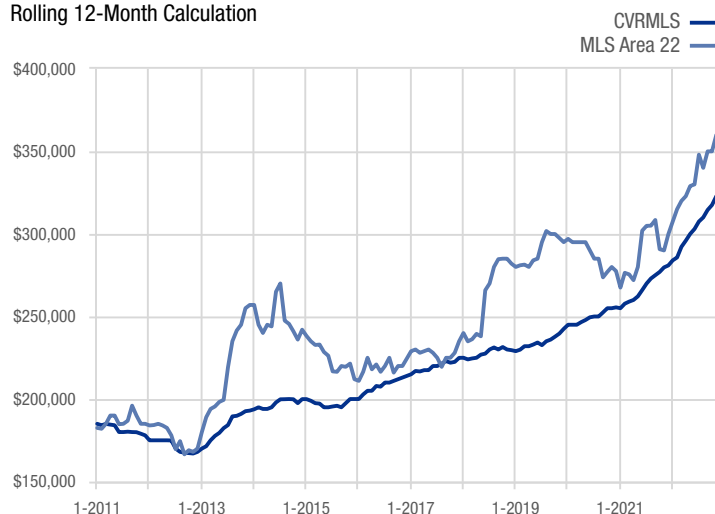
Median Sales Price - Single-Family

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.