

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

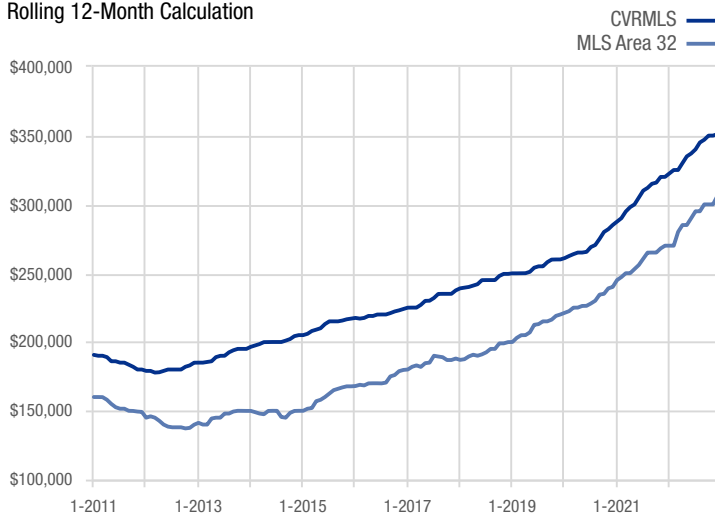
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	24	21	- 12.5%	603	480	- 20.4%
Pending Sales	36	33	- 8.3%	568	433	- 23.8%
Closed Sales	58	27	- 53.4%	575	445	- 22.6%
Days on Market Until Sale	14	21	+ 50.0%	10	12	+ 20.0%
Median Sales Price*	\$259,500	\$285,000	+ 9.8%	\$270,000	\$306,000	+ 13.3%
Average Sales Price*	\$273,804	\$286,876	+ 4.8%	\$280,163	\$306,765	+ 9.5%
Percent of Original List Price Received*	100.9%	97.8%	- 3.1%	103.5%	104.4%	+ 0.9%
Inventory of Homes for Sale	15	23	+ 53.3%	—	—	—
Months Supply of Inventory	0.3	0.6	+ 100.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	9	6	- 33.3%	185	149	- 19.5%
Pending Sales	12	11	- 8.3%	175	137	- 21.7%
Closed Sales	20	15	- 25.0%	169	152	- 10.1%
Days on Market Until Sale	30	35	+ 16.7%	19	22	+ 15.8%
Median Sales Price*	\$306,280	\$334,498	+ 9.2%	\$295,725	\$333,993	+ 12.9%
Average Sales Price*	\$260,779	\$310,431	+ 19.0%	\$256,398	\$302,788	+ 18.1%
Percent of Original List Price Received*	97.9%	95.5%	- 2.5%	101.8%	100.8%	- 1.0%
Inventory of Homes for Sale	12	19	+ 58.3%	—	—	—
Months Supply of Inventory	0.8	1.7	+ 112.5%	—	—	—

* 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.

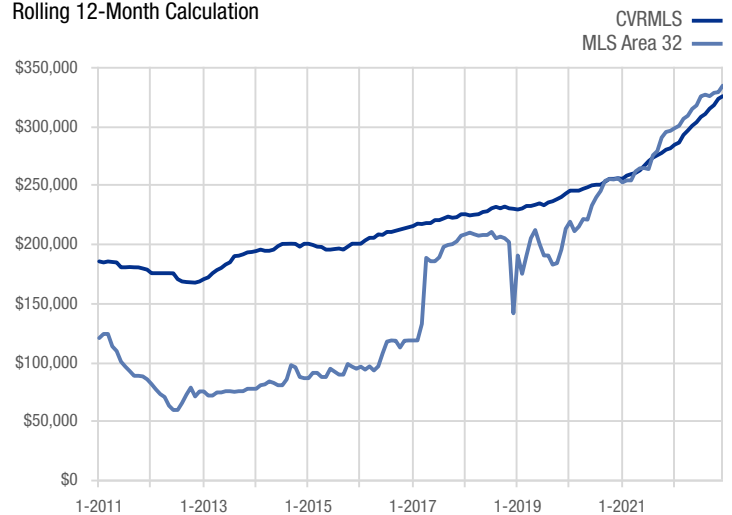
Median Sales Price - Single-Family

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.