

# Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 40

40-Henrico

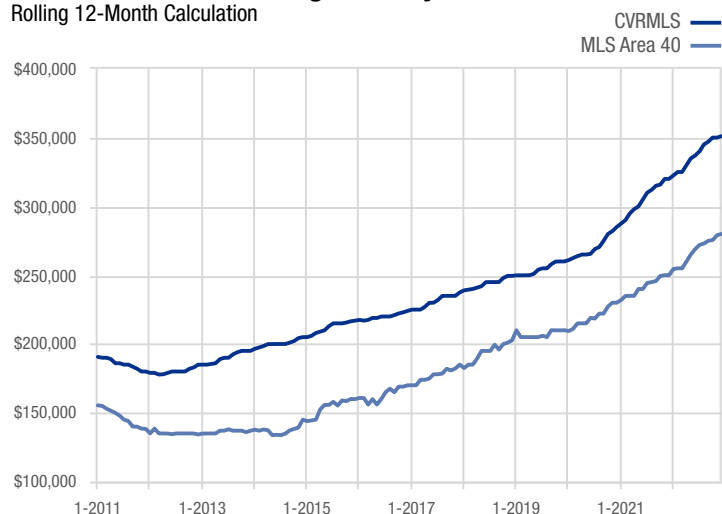
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	42	31	- 26.2%	690	620	- 10.1%
Pending Sales	39	28	- 28.2%	632	512	- 19.0%
Closed Sales	61	26	- 57.4%	622	539	- 13.3%
Days on Market Until Sale	17	25	+ 47.1%	14	13	- 7.1%
Median Sales Price*	\$266,000	<b>\$247,000</b>	- 7.1%	\$250,000	<b>\$280,000</b>	+ 12.0%
Average Sales Price*	\$263,729	<b>\$250,238</b>	- 5.1%	\$266,460	<b>\$290,195</b>	+ 8.9%
Percent of Original List Price Received*	100.9%	<b>101.0%</b>	+ 0.1%	102.9%	<b>102.5%</b>	- 0.4%
Inventory of Homes for Sale	34	77	+ 126.5%	—	—	—
Months Supply of Inventory	0.6	1.8	+ 200.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	1	3	+ 200.0%	140	88	- 37.1%
Pending Sales	7	6	- 14.3%	124	84	- 32.3%
Closed Sales	12	7	- 41.7%	115	99	- 13.9%
Days on Market Until Sale	25	14	- 44.0%	28	26	- 7.1%
Median Sales Price*	\$280,733	<b>\$314,500</b>	+ 12.0%	\$326,150	<b>\$403,075</b>	+ 23.6%
Average Sales Price*	\$324,514	<b>\$389,111</b>	+ 19.9%	\$371,866	<b>\$446,547</b>	+ 20.1%
Percent of Original List Price Received*	99.7%	<b>99.7%</b>	0.0%	101.2%	<b>100.1%</b>	- 1.1%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	0.7	0.7	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.

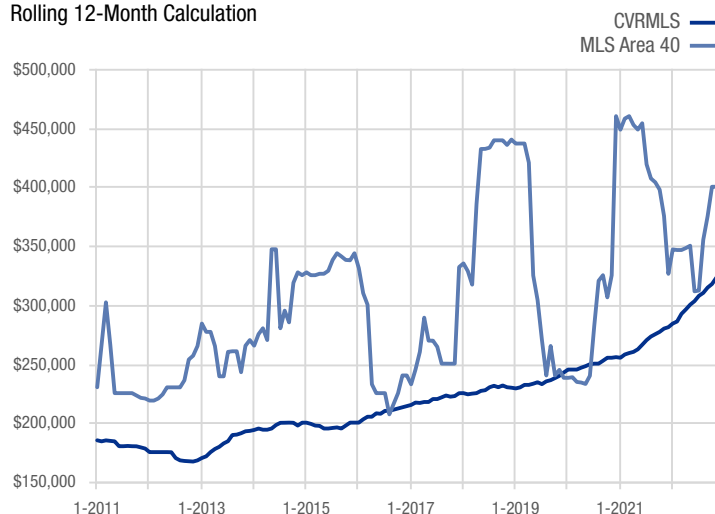
### Median Sales Price - Single-Family

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.