

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

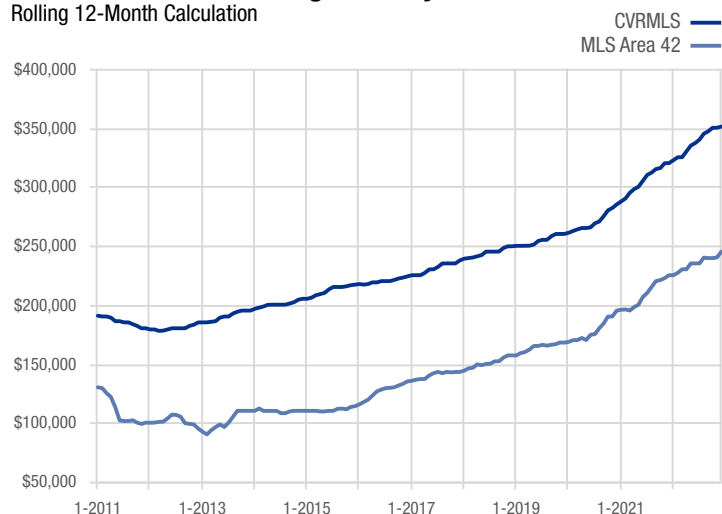
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	55	34	- 38.2%	654	584	- 10.7%
Pending Sales	37	34	- 8.1%	578	496	- 14.2%
Closed Sales	57	36	- 36.8%	561	524	- 6.6%
Days on Market Until Sale	19	17	- 10.5%	11	14	+ 27.3%
Median Sales Price*	\$222,250	\$249,500	+ 12.3%	\$225,000	\$245,000	+ 8.9%
Average Sales Price*	\$227,350	\$267,498	+ 17.7%	\$227,935	\$260,278	+ 14.2%
Percent of Original List Price Received*	103.0%	99.0%	- 3.9%	102.6%	101.7%	- 0.9%
Inventory of Homes for Sale	42	50	+ 19.0%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	8	0	- 100.0%	140	82	- 41.4%
Pending Sales	8	1	- 87.5%	121	81	- 33.1%
Closed Sales	10	5	- 50.0%	123	121	- 1.6%
Days on Market Until Sale	10	9	- 10.0%	7	8	+ 14.3%
Median Sales Price*	\$288,950	\$244,990	- 15.2%	\$230,500	\$249,000	+ 8.0%
Average Sales Price*	\$266,588	\$228,988	- 14.1%	\$211,914	\$228,346	+ 7.8%
Percent of Original List Price Received*	102.8%	100.3%	- 2.4%	101.6%	103.2%	+ 1.6%
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

* 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.

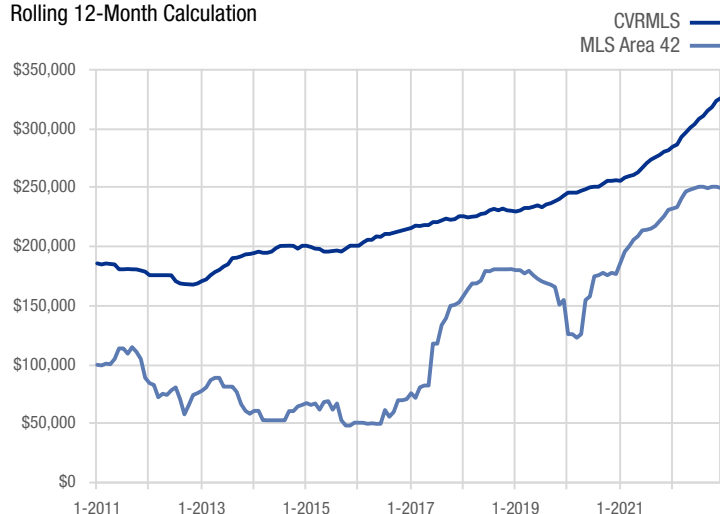
Median Sales Price - Single-Family

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.