

Local Market Update – December 2022

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

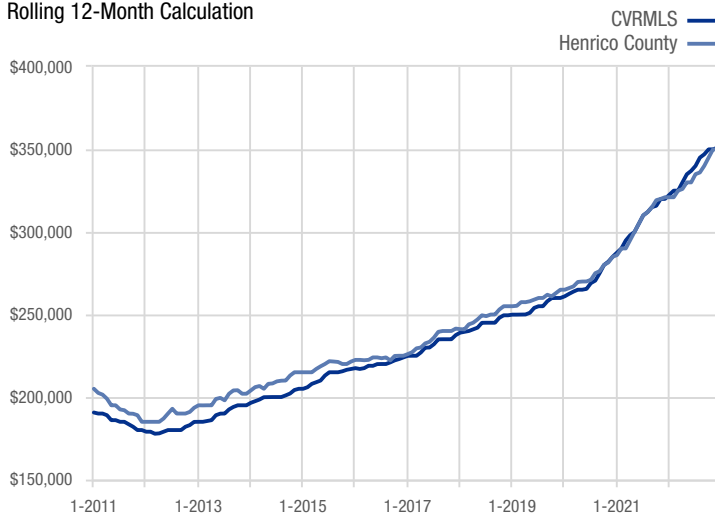
Single Family	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	203	155	- 23.6%	4,359	3,701	- 15.1%
Pending Sales	196	188	- 4.1%	4,055	3,292	- 18.8%
Closed Sales	346	203	- 41.3%	4,139	3,361	- 18.8%
Days on Market Until Sale	15	21	+ 40.0%	12	12	0.0%
Median Sales Price*	\$305,000	\$336,000	+ 10.2%	\$321,000	\$350,000	+ 9.0%
Average Sales Price*	\$361,509	\$402,887	+ 11.4%	\$376,287	\$420,740	+ 11.8%
Percent of Original List Price Received*	102.1%	99.1%	- 2.9%	103.7%	104.3%	+ 0.6%
Inventory of Homes for Sale	145	204	+ 40.7%	—	—	—
Months Supply of Inventory	0.4	0.7	+ 75.0%	—	—	—

Condo/Town	December			Year to Date		
Key Metrics	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	58	51	- 12.1%	1,505	1,235	- 17.9%
Pending Sales	82	62	- 24.4%	1,426	1,120	- 21.5%
Closed Sales	135	86	- 36.3%	1,415	1,172	- 17.2%
Days on Market Until Sale	23	20	- 13.0%	21	22	+ 4.8%
Median Sales Price*	\$299,730	\$318,365	+ 6.2%	\$270,000	\$315,915	+ 17.0%
Average Sales Price*	\$328,846	\$351,319	+ 6.8%	\$310,033	\$355,978	+ 14.8%
Percent of Original List Price Received*	100.9%	97.9%	- 3.0%	102.1%	102.2%	+ 0.1%
Inventory of Homes for Sale	72	101	+ 40.3%	—	—	—
Months Supply of Inventory	0.6	1.1	+ 83.3%	—	—	—

* 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.

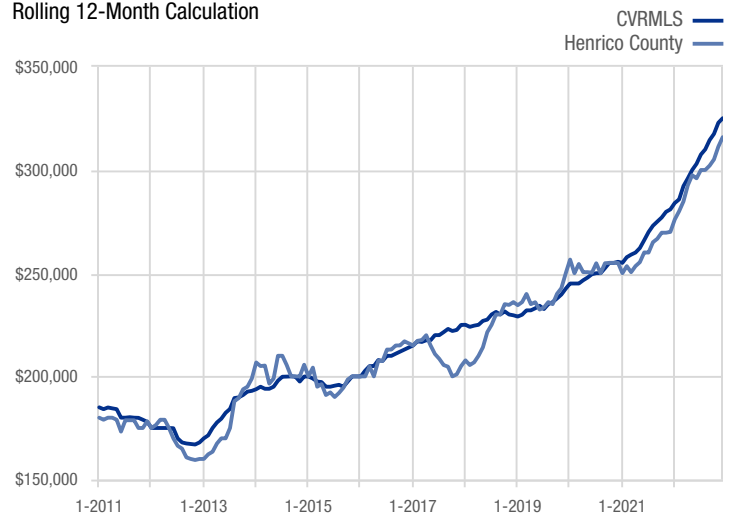
Median Sales Price - Single-Family

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.