

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

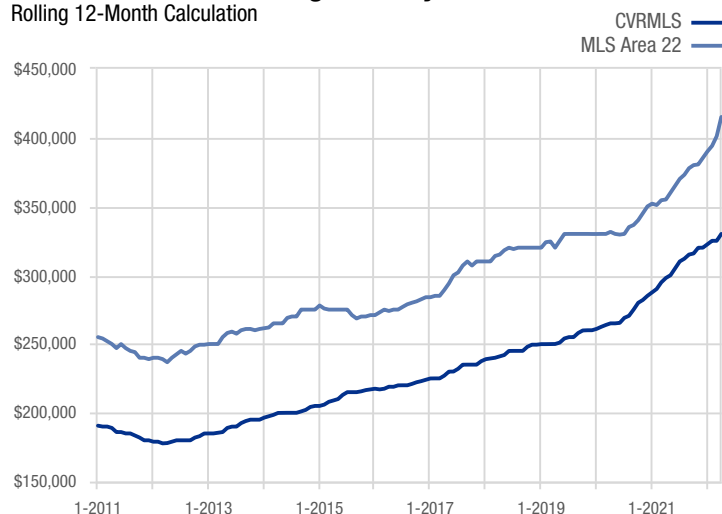
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	141	126	- 10.6%	422	382	- 9.5%
Pending Sales	118	120	+ 1.7%	376	342	- 9.0%
Closed Sales	106	96	- 9.4%	316	262	- 17.1%
Days on Market Until Sale	15	7	- 53.3%	18	10	- 44.4%
Median Sales Price*	\$375,000	\$470,000	+ 25.3%	\$366,361	\$452,250	+ 23.4%
Average Sales Price*	\$444,849	\$569,970	+ 28.1%	\$439,017	\$552,510	+ 25.9%
Percent of Original List Price Received*	105.9%	111.1%	+ 4.9%	103.7%	108.5%	+ 4.6%
Inventory of Homes for Sale	78	54	- 30.8%	—	—	—
Months Supply of Inventory	0.8	0.6	- 25.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	57	44	- 22.8%	171	136	- 20.5%
Pending Sales	44	36	- 18.2%	165	137	- 17.0%
Closed Sales	52	32	- 38.5%	135	121	- 10.4%
Days on Market Until Sale	24	59	+ 145.8%	41	43	+ 4.9%
Median Sales Price*	\$254,900	\$337,500	+ 32.4%	\$272,000	\$366,681	+ 34.8%
Average Sales Price*	\$318,165	\$369,727	+ 16.2%	\$332,862	\$395,572	+ 18.8%
Percent of Original List Price Received*	102.6%	105.4%	+ 2.7%	101.7%	103.7%	+ 2.0%
Inventory of Homes for Sale	53	30	- 43.4%	—	—	—
Months Supply of Inventory	1.3	0.7	- 46.2%	—	—	—

* 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.

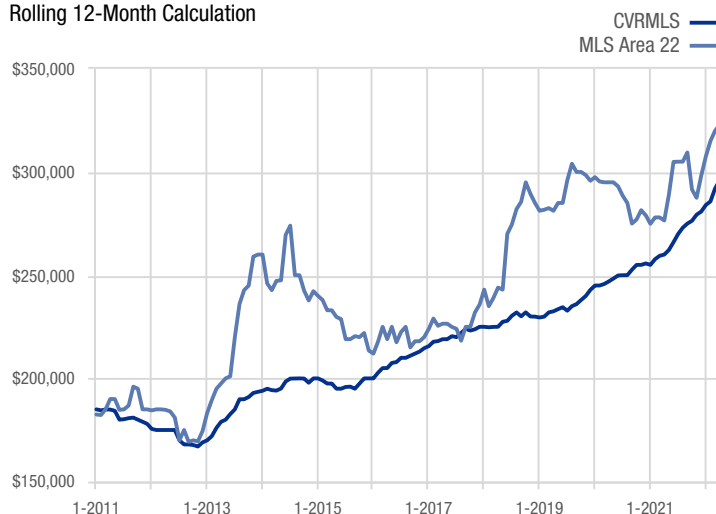
Median Sales Price - Single-Family

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.