

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

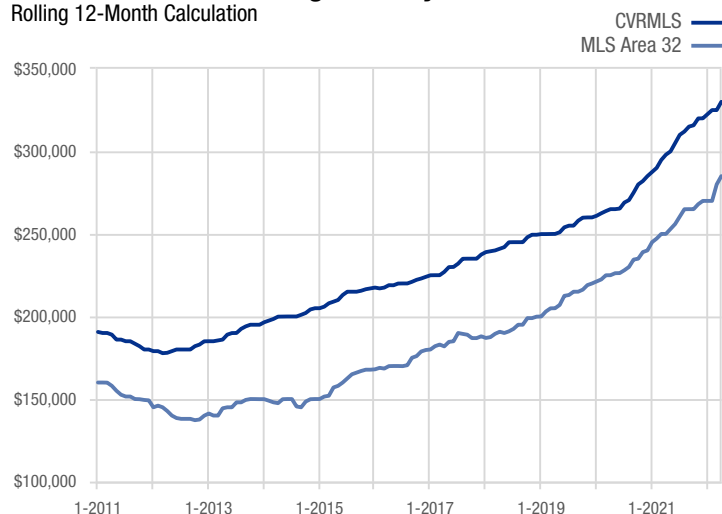
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	71	43	- 39.4%	187	154	- 17.6%
Pending Sales	45	38	- 15.6%	156	138	- 11.5%
Closed Sales	36	39	+ 8.3%	154	145	- 5.8%
Days on Market Until Sale	11	12	+ 9.1%	10	14	+ 40.0%
Median Sales Price*	\$284,500	\$310,500	+ 9.1%	\$265,000	\$310,000	+ 17.0%
Average Sales Price*	\$286,941	\$321,162	+ 11.9%	\$269,139	\$311,244	+ 15.6%
Percent of Original List Price Received*	104.1%	110.8%	+ 6.4%	103.7%	105.8%	+ 2.0%
Inventory of Homes for Sale	41	25	- 39.0%	—	—	—
Months Supply of Inventory	0.9	0.5	- 44.4%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	10	16	+ 60.0%	55	40	- 27.3%
Pending Sales	8	10	+ 25.0%	55	39	- 29.1%
Closed Sales	9	12	+ 33.3%	46	41	- 10.9%
Days on Market Until Sale	6	25	+ 316.7%	17	19	+ 11.8%
Median Sales Price*	\$264,500	\$304,398	+ 15.1%	\$217,500	\$322,977	+ 48.5%
Average Sales Price*	\$247,868	\$328,924	+ 32.7%	\$212,541	\$296,292	+ 39.4%
Percent of Original List Price Received*	105.5%	102.8%	- 2.6%	101.3%	101.8%	+ 0.5%
Inventory of Homes for Sale	13	11	- 15.4%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

* 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.

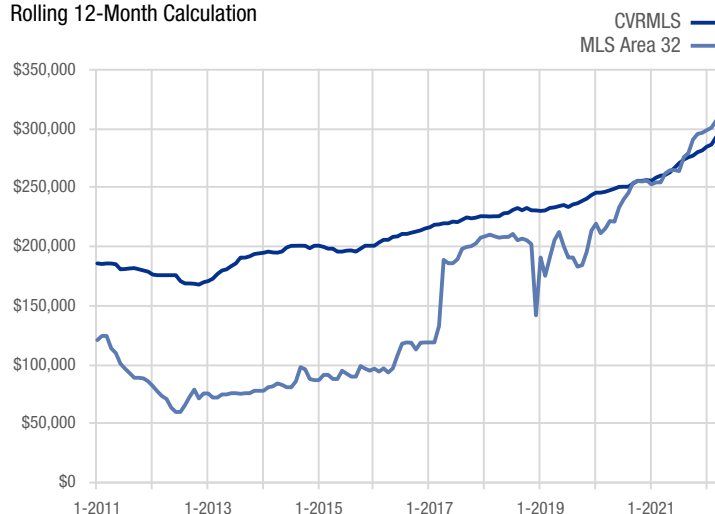
Median Sales Price - Single-Family

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.