

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

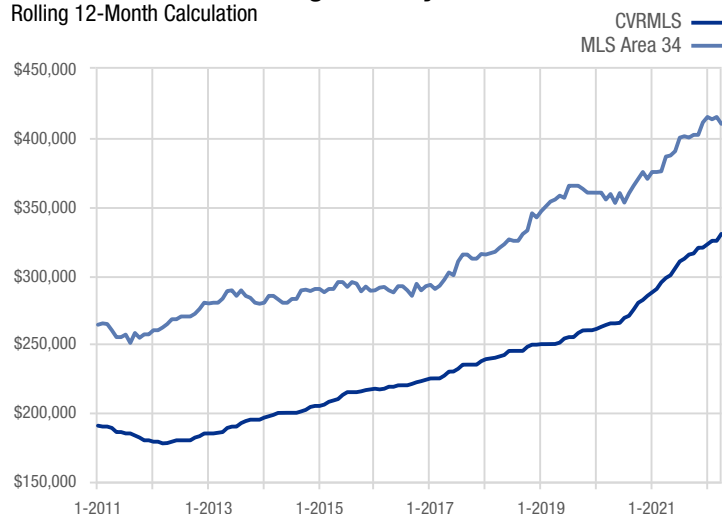
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	124	82	- 33.9%	403	298	- 26.1%
Pending Sales	103	75	- 27.2%	350	256	- 26.9%
Closed Sales	90	67	- 25.6%	304	228	- 25.0%
Days on Market Until Sale	10	8	- 20.0%	18	9	- 50.0%
Median Sales Price*	\$451,000	\$442,000	- 2.0%	\$409,000	\$405,000	- 1.0%
Average Sales Price*	\$487,489	\$508,978	+ 4.4%	\$430,736	\$472,124	+ 9.6%
Percent of Original List Price Received*	103.5%	110.4%	+ 6.7%	102.2%	106.9%	+ 4.6%
Inventory of Homes for Sale	74	48	- 35.1%	—	—	—
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	46	33	- 28.3%	150	101	- 32.7%
Pending Sales	36	26	- 27.8%	138	93	- 32.6%
Closed Sales	34	22	- 35.3%	115	84	- 27.0%
Days on Market Until Sale	8	5	- 37.5%	12	10	- 16.7%
Median Sales Price*	\$251,250	\$295,000	+ 17.4%	\$238,000	\$269,000	+ 13.0%
Average Sales Price*	\$302,374	\$335,366	+ 10.9%	\$260,661	\$320,189	+ 22.8%
Percent of Original List Price Received*	103.6%	110.9%	+ 7.0%	101.3%	105.6%	+ 4.2%
Inventory of Homes for Sale	22	15	- 31.8%	—	—	—
Months Supply of Inventory	0.6	0.4	- 33.3%	—	—	—

* 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.

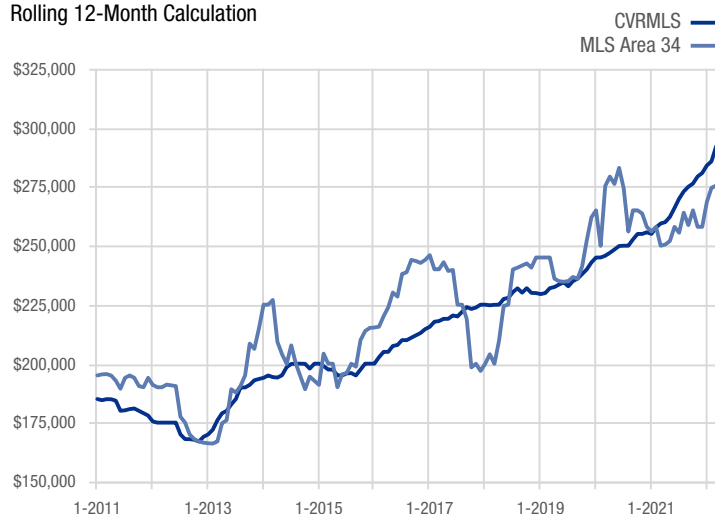
Median Sales Price - Single-Family

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.