

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

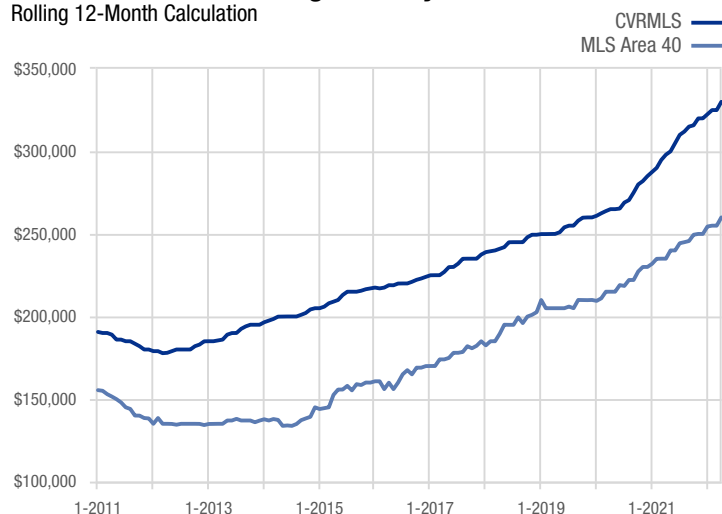
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	60	78	+ 30.0%	196	230	+ 17.3%
Pending Sales	53	60	+ 13.2%	182	207	+ 13.7%
Closed Sales	42	52	+ 23.8%	159	197	+ 23.9%
Days on Market Until Sale	7	12	+ 71.4%	17	13	- 23.5%
Median Sales Price*	\$223,000	\$293,500	+ 31.6%	\$235,000	\$272,750	+ 16.1%
Average Sales Price*	\$231,680	\$302,485	+ 30.6%	\$255,074	\$277,112	+ 8.6%
Percent of Original List Price Received*	106.2%	105.8%	- 0.4%	103.2%	102.8%	- 0.4%
Inventory of Homes for Sale	38	44	+ 15.8%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	11	15	+ 36.4%	55	33	- 40.0%
Pending Sales	12	18	+ 50.0%	51	37	- 27.5%
Closed Sales	13	7	- 46.2%	39	23	- 41.0%
Days on Market Until Sale	24	13	- 45.8%	30	21	- 30.0%
Median Sales Price*	\$265,000	\$329,080	+ 24.2%	\$278,000	\$380,580	+ 36.9%
Average Sales Price*	\$334,511	\$411,385	+ 23.0%	\$357,910	\$459,956	+ 28.5%
Percent of Original List Price Received*	102.1%	101.0%	- 1.1%	100.9%	98.1%	- 2.8%
Inventory of Homes for Sale	13	3	- 76.9%	—	—	—
Months Supply of Inventory	1.4	0.3	- 78.6%	—	—	—

* 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.

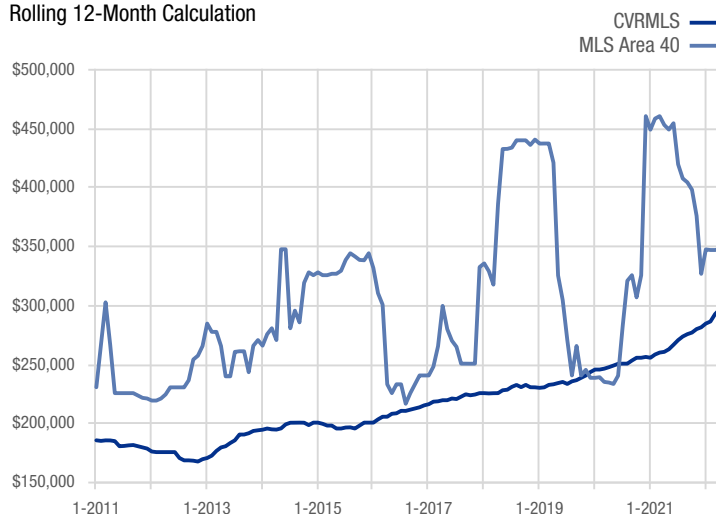
Median Sales Price - Single-Family

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.