

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

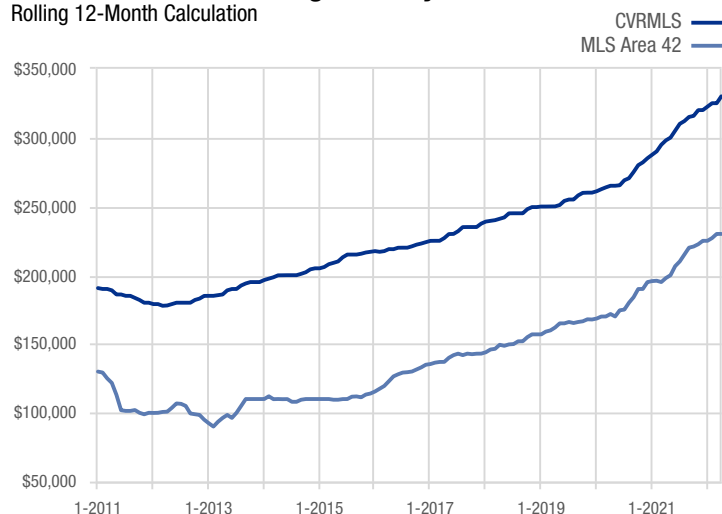
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	64	47	- 26.6%	201	215	+ 7.0%
Pending Sales	61	53	- 13.1%	167	211	+ 26.3%
Closed Sales	37	58	+ 56.8%	125	190	+ 52.0%
Days on Market Until Sale	6	13	+ 116.7%	9	16	+ 77.8%
Median Sales Price*	\$225,000	\$250,000	+ 11.1%	\$200,000	\$240,000	+ 20.0%
Average Sales Price*	\$225,474	\$265,812	+ 17.9%	\$206,574	\$252,694	+ 22.3%
Percent of Original List Price Received*	104.4%	104.7%	+ 0.3%	101.7%	103.0%	+ 1.3%
Inventory of Homes for Sale	46	28	- 39.1%	—	—	—
Months Supply of Inventory	1.1	0.5	- 54.5%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	17	11	- 35.3%	48	39	- 18.8%
Pending Sales	12	8	- 33.3%	38	34	- 10.5%
Closed Sales	15	12	- 20.0%	48	41	- 14.6%
Days on Market Until Sale	6	3	- 50.0%	5	8	+ 60.0%
Median Sales Price*	\$211,000	\$265,988	+ 26.1%	\$214,648	\$268,125	+ 24.9%
Average Sales Price*	\$207,377	\$240,788	+ 16.1%	\$198,295	\$240,549	+ 21.3%
Percent of Original List Price Received*	102.2%	101.7%	- 0.5%	101.3%	102.3%	+ 1.0%
Inventory of Homes for Sale	10	5	- 50.0%	—	—	—
Months Supply of Inventory	0.9	0.5	- 44.4%	—	—	—

* 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.

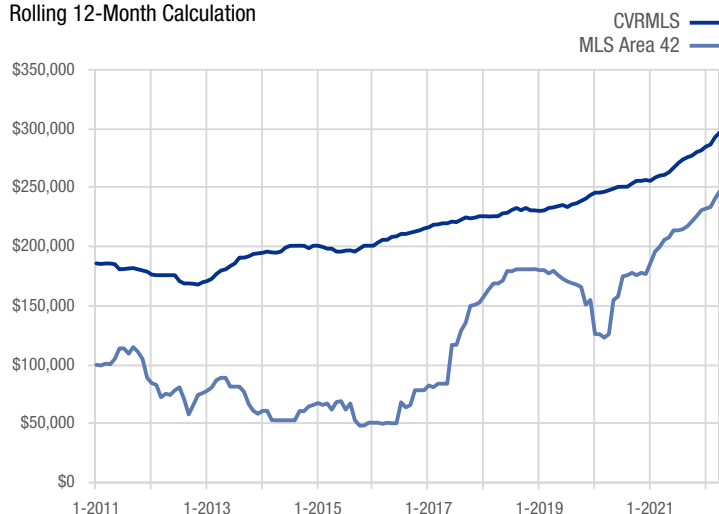
Median Sales Price - Single-Family

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.