

Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

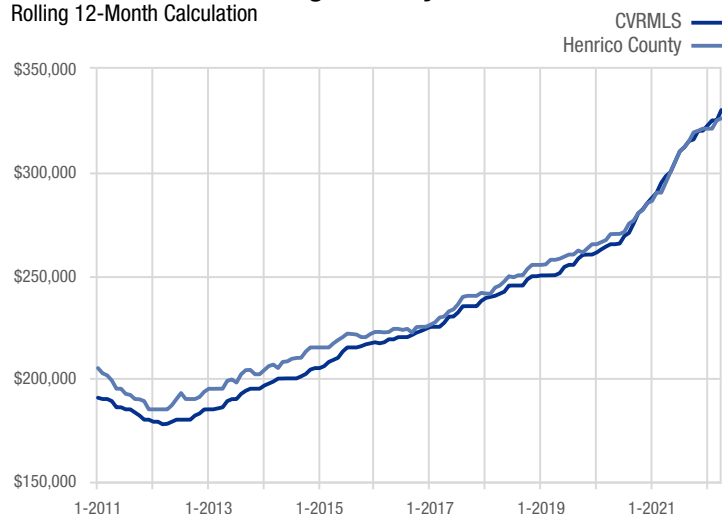
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	460	376	- 18.3%	1,409	1,279	- 9.2%
Pending Sales	380	346	- 8.9%	1,231	1,154	- 6.3%
Closed Sales	311	312	+ 0.3%	1,058	1,022	- 3.4%
Days on Market Until Sale	11	10	- 9.1%	15	12	- 20.0%
Median Sales Price*	\$325,500	\$350,100	+ 7.6%	\$309,975	\$330,000	+ 6.5%
Average Sales Price*	\$383,984	\$426,064	+ 11.0%	\$357,300	\$391,774	+ 9.6%
Percent of Original List Price Received*	104.9%	108.9%	+ 3.8%	103.0%	105.6%	+ 2.5%
Inventory of Homes for Sale	277	199	- 28.2%	—	—	—
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	141	119	- 15.6%	479	349	- 27.1%
Pending Sales	112	98	- 12.5%	447	340	- 23.9%
Closed Sales	123	85	- 30.9%	383	310	- 19.1%
Days on Market Until Sale	16	29	+ 81.3%	24	25	+ 4.2%
Median Sales Price*	\$251,750	\$299,545	+ 19.0%	\$246,890	\$302,703	+ 22.6%
Average Sales Price*	\$296,604	\$339,504	+ 14.5%	\$282,324	\$345,927	+ 22.5%
Percent of Original List Price Received*	103.0%	105.6%	+ 2.5%	101.4%	103.4%	+ 2.0%
Inventory of Homes for Sale	111	64	- 42.3%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

* 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.

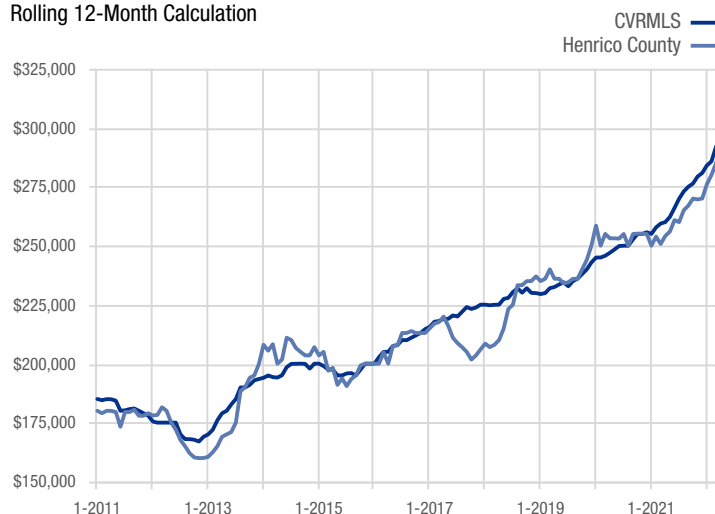
Median Sales Price - Single-Family

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.