

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

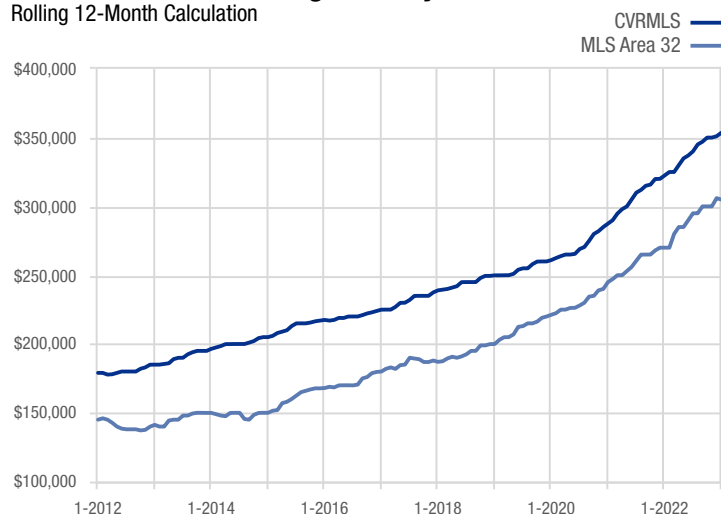
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	33	30	- 9.1%	33	30	- 9.1%
Pending Sales	31	31	0.0%	31	31	0.0%
Closed Sales	32	36	+ 12.5%	32	36	+ 12.5%
Days on Market Until Sale	19	20	+ 5.3%	19	20	+ 5.3%
Median Sales Price*	\$270,000	\$280,000	+ 3.7%	\$270,000	\$280,000	+ 3.7%
Average Sales Price*	\$280,353	\$276,022	- 1.5%	\$280,353	\$276,022	- 1.5%
Percent of Original List Price Received*	100.9%	100.2%	- 0.7%	100.9%	100.2%	- 0.7%
Inventory of Homes for Sale	13	17	+ 30.8%	—	—	—
Months Supply of Inventory	0.3	0.5	+ 66.7%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	8	10	+ 25.0%	8	10	+ 25.0%
Pending Sales	13	11	- 15.4%	13	11	- 15.4%
Closed Sales	10	11	+ 10.0%	10	11	+ 10.0%
Days on Market Until Sale	21	29	+ 38.1%	21	29	+ 38.1%
Median Sales Price*	\$156,000	\$310,790	+ 99.2%	\$156,000	\$310,790	+ 99.2%
Average Sales Price*	\$201,026	\$281,859	+ 40.2%	\$201,026	\$281,859	+ 40.2%
Percent of Original List Price Received*	99.7%	94.7%	- 5.0%	99.7%	94.7%	- 5.0%
Inventory of Homes for Sale	7	17	+ 142.9%	—	—	—
Months Supply of Inventory	0.5	1.5	+ 200.0%	—	—	—

* 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.

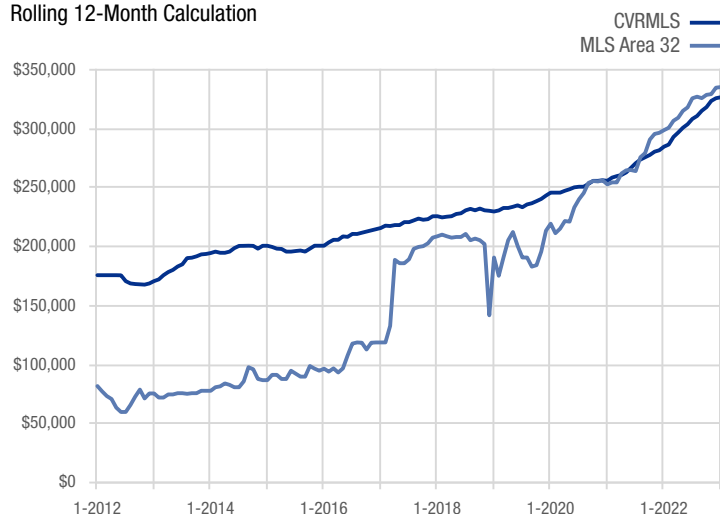
Median Sales Price - Single-Family

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.