

# Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Henrico County

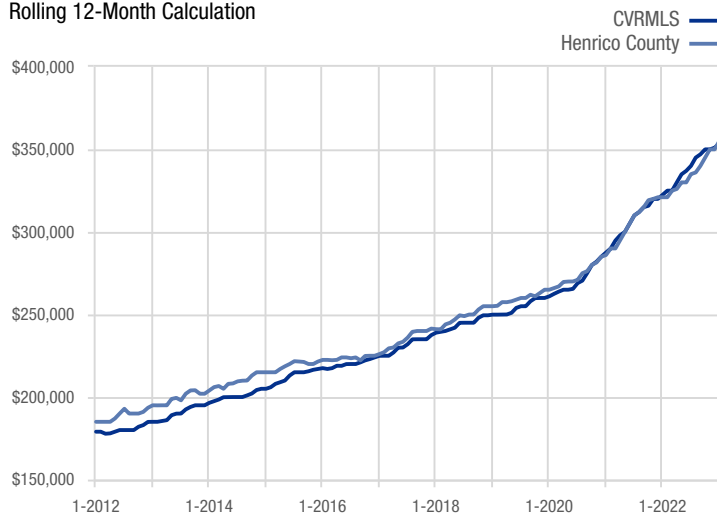
Single Family	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	228	191	- 16.2%	228	191	- 16.2%
Pending Sales	211	194	- 8.1%	211	194	- 8.1%
Closed Sales	212	183	- 13.7%	212	183	- 13.7%
Days on Market Until Sale	15	22	+ 46.7%	15	22	+ 46.7%
Median Sales Price*	\$292,500	<b>\$320,000</b>	+ 9.4%	\$292,500	<b>\$320,000</b>	+ 9.4%
Average Sales Price*	\$339,724	<b>\$385,468</b>	+ 13.5%	\$339,724	<b>\$385,468</b>	+ 13.5%
Percent of Original List Price Received*	101.9%	<b>99.5%</b>	- 2.4%	101.9%	<b>99.5%</b>	- 2.4%
Inventory of Homes for Sale	150	186	+ 24.0%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	63	80	+ 27.0%	63	80	+ 27.0%
Pending Sales	74	92	+ 24.3%	74	92	+ 24.3%
Closed Sales	65	62	- 4.6%	65	62	- 4.6%
Days on Market Until Sale	26	24	- 7.7%	26	24	- 7.7%
Median Sales Price*	\$334,200	<b>\$291,000</b>	- 12.9%	\$334,200	<b>\$291,000</b>	- 12.9%
Average Sales Price*	\$359,413	<b>\$336,845</b>	- 6.3%	\$359,413	<b>\$336,845</b>	- 6.3%
Percent of Original List Price Received*	101.3%	<b>98.6%</b>	- 2.7%	101.3%	<b>98.6%</b>	- 2.7%
Inventory of Homes for Sale	58	85	+ 46.6%	—	—	—
Months Supply of Inventory	0.5	0.9	+ 80.0%	—	—	—

\* 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.

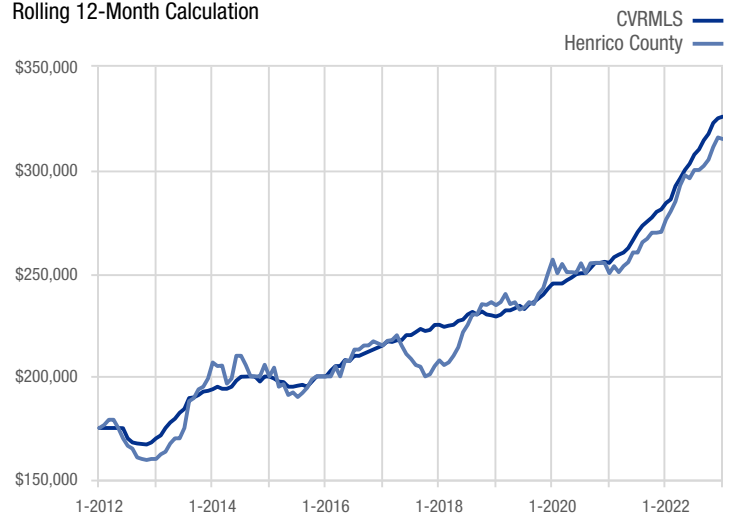
### Median Sales Price - Single-Family

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.