

Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

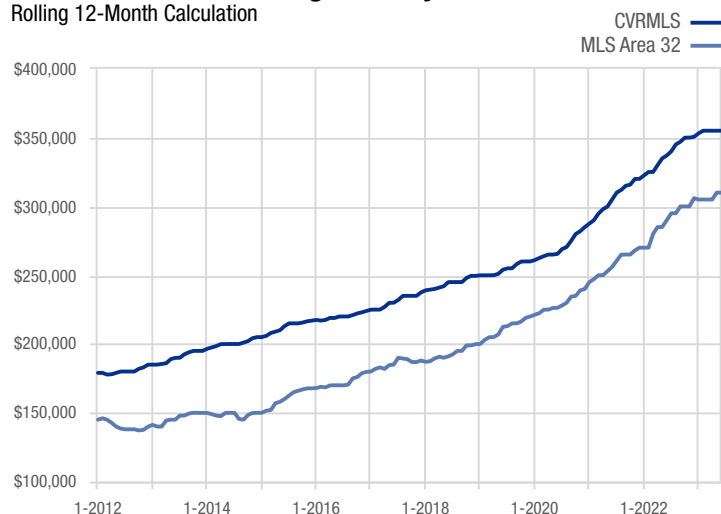
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	59	37	- 37.3%	263	228	- 13.3%
Pending Sales	46	41	- 10.9%	238	219	- 8.0%
Closed Sales	51	41	- 19.6%	239	206	- 13.8%
Days on Market Until Sale	9	6	- 33.3%	11	13	+ 18.2%
Median Sales Price*	\$307,000	\$310,500	+ 1.1%	\$306,000	\$315,000	+ 2.9%
Average Sales Price*	\$305,938	\$316,689	+ 3.5%	\$310,020	\$314,477	+ 1.4%
Percent of Original List Price Received*	110.4%	106.2%	- 3.8%	107.1%	103.4%	- 3.5%
Inventory of Homes for Sale	32	15	- 53.1%	—	—	—
Months Supply of Inventory	0.7	0.4	- 42.9%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	14	18	+ 28.6%	66	80	+ 21.2%
Pending Sales	15	15	0.0%	67	74	+ 10.4%
Closed Sales	15	11	- 26.7%	74	66	- 10.8%
Days on Market Until Sale	15	49	+ 226.7%	21	39	+ 85.7%
Median Sales Price*	\$329,729	\$334,990	+ 1.6%	\$337,945	\$334,865	- 0.9%
Average Sales Price*	\$317,892	\$310,520	- 2.3%	\$311,732	\$313,198	+ 0.5%
Percent of Original List Price Received*	101.8%	101.4%	- 0.4%	102.3%	98.6%	- 3.6%
Inventory of Homes for Sale	11	18	+ 63.6%	—	—	—
Months Supply of Inventory	0.8	1.5	+ 87.5%	—	—	—

* 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.

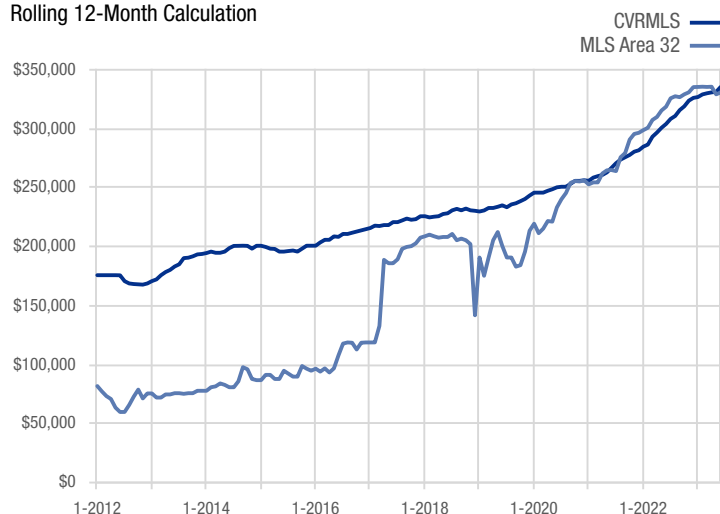
Median Sales Price - Single-Family

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.