

# Local Market Update – June 2023

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

42-Henrico

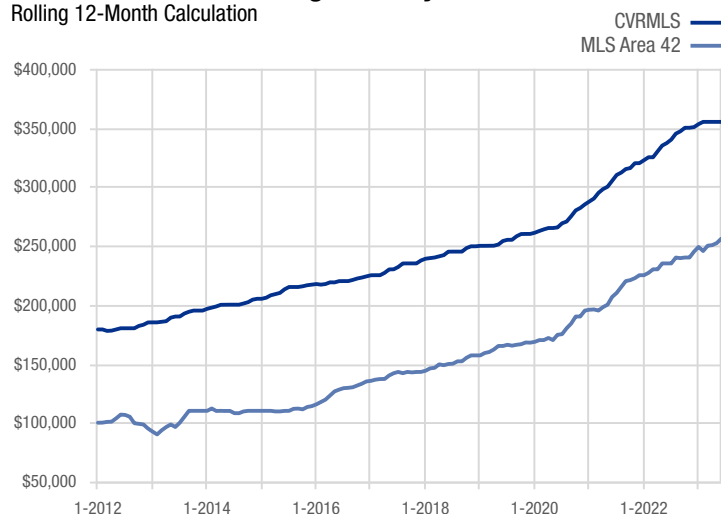
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	56	47	- 16.1%	331	219	- 33.8%
Pending Sales	44	40	- 9.1%	296	209	- 29.4%
Closed Sales	62	40	- 35.5%	297	203	- 31.6%
Days on Market Until Sale	9	12	+ 33.3%	14	24	+ 71.4%
Median Sales Price*	\$249,975	<b>\$284,250</b>	+ 13.7%	\$240,000	<b>\$260,000</b>	+ 8.3%
Average Sales Price*	\$260,354	<b>\$275,215</b>	+ 5.7%	\$253,874	<b>\$259,771</b>	+ 2.3%
Percent of Original List Price Received*	103.4%	<b>100.7%</b>	- 2.6%	103.3%	<b>99.3%</b>	- 3.9%
Inventory of Homes for Sale	46	33	- 28.3%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	4	12	+ 200.0%	51	45	- 11.8%
Pending Sales	4	13	+ 225.0%	48	37	- 22.9%
Closed Sales	15	4	- 73.3%	72	23	- 68.1%
Days on Market Until Sale	7	5	- 28.6%	8	5	- 37.5%
Median Sales Price*	\$241,285	<b>\$194,000</b>	- 19.6%	\$260,000	<b>\$205,000</b>	- 21.2%
Average Sales Price*	\$232,490	<b>\$179,688</b>	- 22.7%	\$234,783	<b>\$199,422</b>	- 15.1%
Percent of Original List Price Received*	106.1%	<b>107.9%</b>	+ 1.7%	102.9%	<b>101.5%</b>	- 1.4%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.2	0.9	+ 350.0%	—	—	—

\* 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.

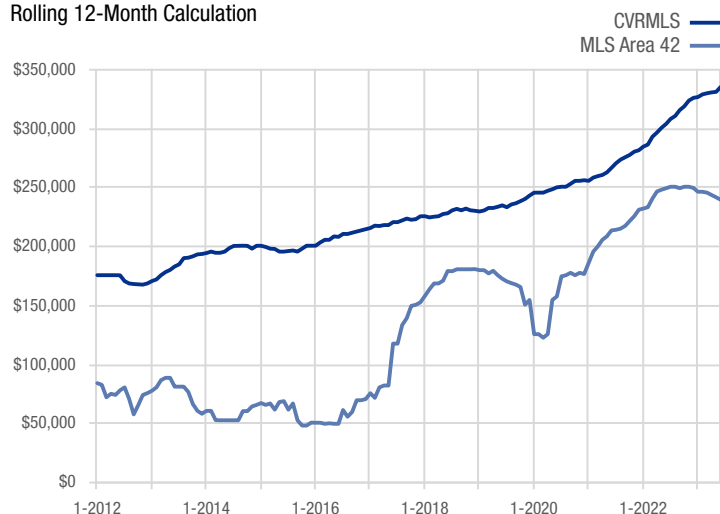
### Median Sales Price - Single-Family

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.