

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

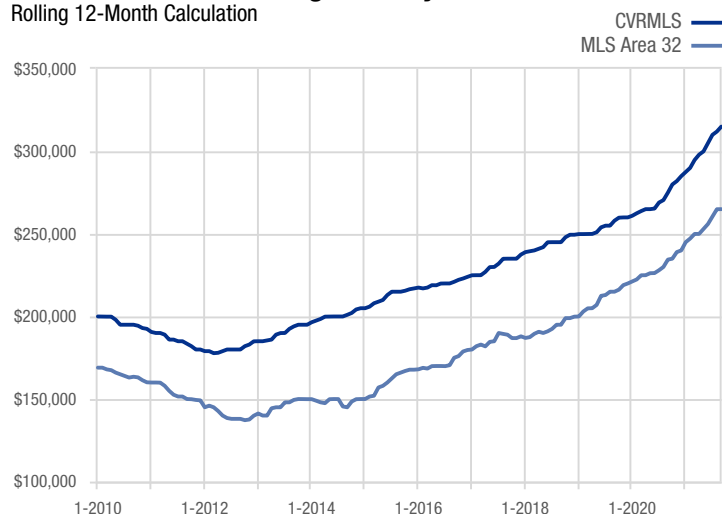
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	53	46	- 13.2%	425	474	+ 11.5%
Pending Sales	47	40	- 14.9%	417	430	+ 3.1%
Closed Sales	58	57	- 1.7%	399	426	+ 6.8%
Days on Market Until Sale	8	12	+ 50.0%	17	9	- 47.1%
Median Sales Price*	\$255,000	\$272,500	+ 6.9%	\$235,000	\$270,000	+ 14.9%
Average Sales Price*	\$266,602	\$295,917	+ 11.0%	\$241,679	\$279,106	+ 15.5%
Percent of Original List Price Received*	102.9%	102.4%	- 0.5%	100.8%	104.3%	+ 3.5%
Inventory of Homes for Sale	23	33	+ 43.5%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	14	18	+ 28.6%	132	137	+ 3.8%
Pending Sales	7	26	+ 271.4%	123	130	+ 5.7%
Closed Sales	20	9	- 55.0%	125	111	- 11.2%
Days on Market Until Sale	21	9	- 57.1%	48	14	- 70.8%
Median Sales Price*	\$274,990	\$318,500	+ 15.8%	\$251,879	\$281,000	+ 11.6%
Average Sales Price*	\$251,641	\$264,100	+ 5.0%	\$221,777	\$236,701	+ 6.7%
Percent of Original List Price Received*	100.4%	104.5%	+ 4.1%	99.0%	102.3%	+ 3.3%
Inventory of Homes for Sale	23	12	- 47.8%	—	—	—
Months Supply of Inventory	1.9	0.9	- 52.6%	—	—	—

* 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.

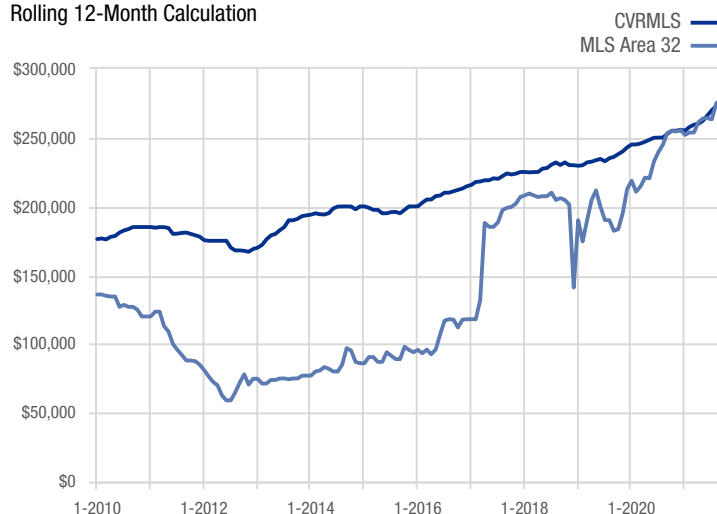
Median Sales Price - Single-Family

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.