

# Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

42-Henrico

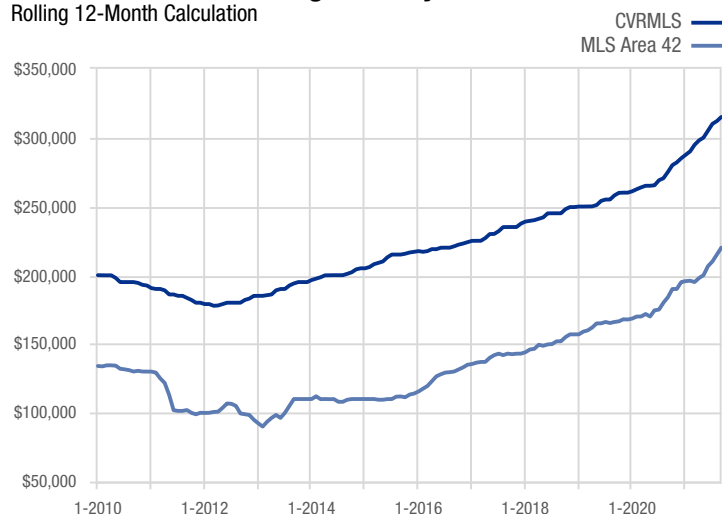
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	48	40	- 16.7%	454	490	+ 7.9%
Pending Sales	47	53	+ 12.8%	428	431	+ 0.7%
Closed Sales	57	64	+ 12.3%	398	398	0.0%
Days on Market Until Sale	12	9	- 25.0%	25	10	- 60.0%
Median Sales Price*	\$197,000	\$243,000	+ 23.4%	\$190,000	\$225,000	+ 18.4%
Average Sales Price*	\$208,396	\$241,051	+ 15.7%	\$195,696	\$226,598	+ 15.8%
Percent of Original List Price Received*	101.1%	101.1%	0.0%	99.6%	102.4%	+ 2.8%
Inventory of Homes for Sale	31	37	+ 19.4%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	8	8	0.0%	80	113	+ 41.3%
Pending Sales	8	7	- 12.5%	72	102	+ 41.7%
Closed Sales	8	10	+ 25.0%	46	101	+ 119.6%
Days on Market Until Sale	19	12	- 36.8%	23	6	- 73.9%
Median Sales Price*	\$193,500	\$248,963	+ 28.7%	\$176,500	\$227,533	+ 28.9%
Average Sales Price*	\$191,692	\$217,954	+ 13.7%	\$169,859	\$206,433	+ 21.5%
Percent of Original List Price Received*	101.2%	98.0%	- 3.2%	100.1%	101.3%	+ 1.2%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

\* 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.

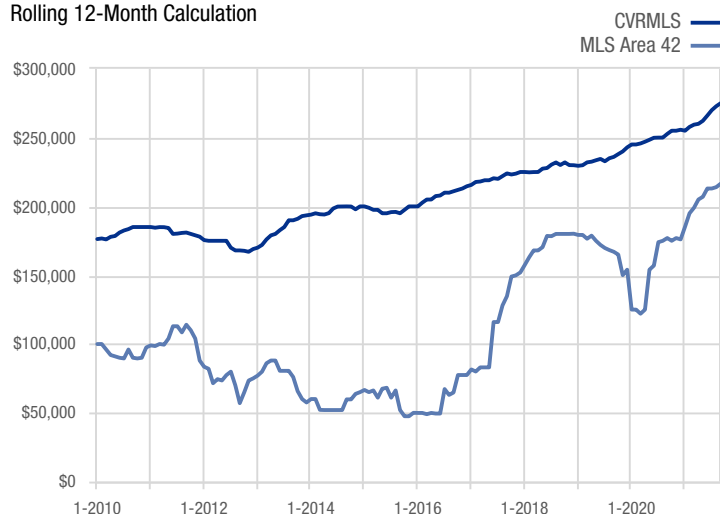
### Median Sales Price - Single-Family

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.