

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

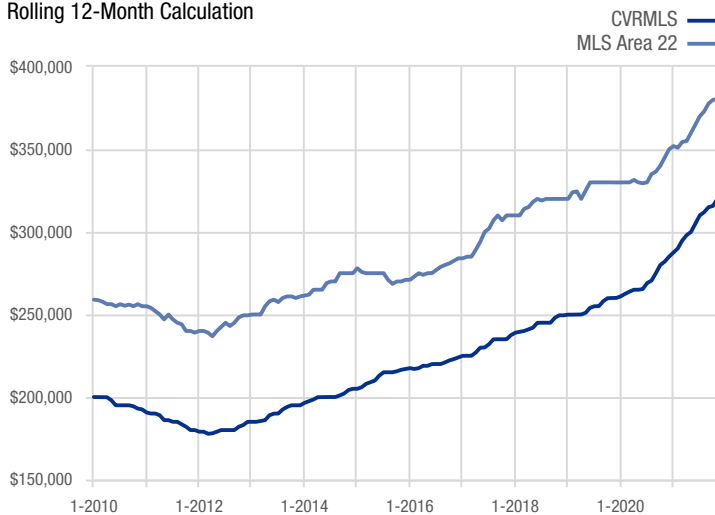
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	84	56	- 33.3%	1,230	1,175	- 4.5%
Pending Sales	79	87	+ 10.1%	1,147	1,111	- 3.1%
Closed Sales	99	69	- 30.3%	1,110	1,083	- 2.4%
Days on Market Until Sale	12	14	+ 16.7%	20	12	- 40.0%
Median Sales Price*	\$360,000	\$385,000	+ 6.9%	\$349,925	\$385,000	+ 10.0%
Average Sales Price*	\$427,800	\$451,599	+ 5.6%	\$420,309	\$463,981	+ 10.4%
Percent of Original List Price Received*	101.1%	103.3%	+ 2.2%	100.2%	104.8%	+ 4.6%
Inventory of Homes for Sale	75	36	- 52.0%	—	—	—
Months Supply of Inventory	0.7	0.4	- 42.9%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	30	36	+ 20.0%	515	494	- 4.1%
Pending Sales	36	37	+ 2.8%	466	484	+ 3.9%
Closed Sales	54	53	- 1.9%	441	462	+ 4.8%
Days on Market Until Sale	36	19	- 47.2%	45	34	- 24.4%
Median Sales Price*	\$301,250	\$267,500	- 11.2%	\$278,975	\$285,000	+ 2.2%
Average Sales Price*	\$337,620	\$331,462	- 1.8%	\$322,577	\$350,152	+ 8.5%
Percent of Original List Price Received*	98.2%	100.1%	+ 1.9%	99.2%	102.1%	+ 2.9%
Inventory of Homes for Sale	70	34	- 51.4%	—	—	—
Months Supply of Inventory	1.7	0.8	- 52.9%	—	—	—

* 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.

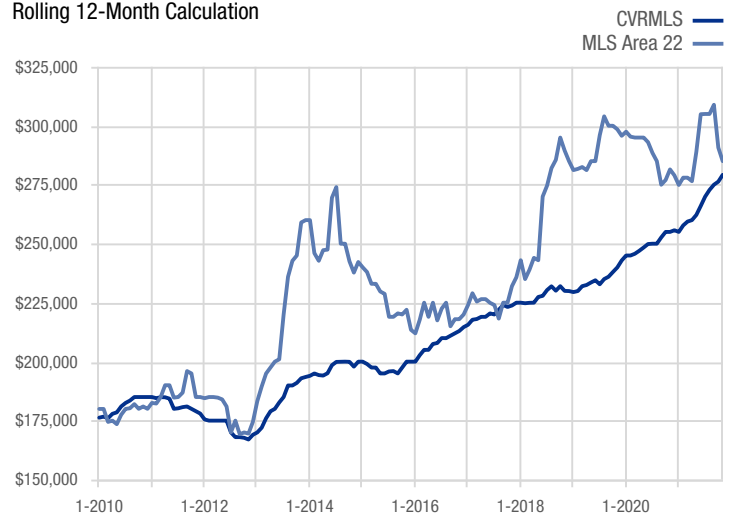
Median Sales Price - Single-Family

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.