

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

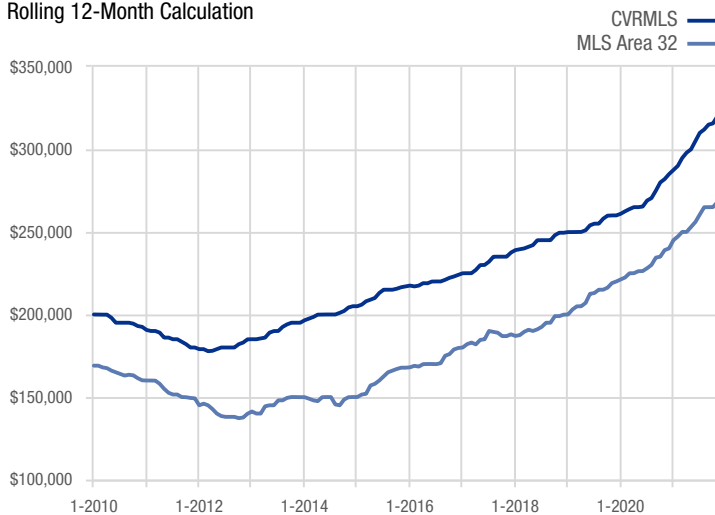
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	58	50	- 13.8%	538	579	+ 7.6%
Pending Sales	42	62	+ 47.6%	516	535	+ 3.7%
Closed Sales	47	46	- 2.1%	493	514	+ 4.3%
Days on Market Until Sale	11	13	+ 18.2%	16	10	- 37.5%
Median Sales Price*	\$260,000	\$275,000	+ 5.8%	\$240,000	\$270,000	+ 12.5%
Average Sales Price*	\$258,910	\$292,205	+ 12.9%	\$245,363	\$280,889	+ 14.5%
Percent of Original List Price Received*	103.7%	101.8%	- 1.8%	101.6%	103.8%	+ 2.2%
Inventory of Homes for Sale	32	23	- 28.1%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	12	6	- 50.0%	154	174	+ 13.0%
Pending Sales	14	22	+ 57.1%	146	166	+ 13.7%
Closed Sales	12	19	+ 58.3%	148	148	0.0%
Days on Market Until Sale	20	39	+ 95.0%	45	18	- 60.0%
Median Sales Price*	\$185,500	\$320,750	+ 72.9%	\$250,507	\$295,450	+ 17.9%
Average Sales Price*	\$228,121	\$330,636	+ 44.9%	\$224,063	\$255,625	+ 14.1%
Percent of Original List Price Received*	100.6%	101.2%	+ 0.6%	99.1%	102.2%	+ 3.1%
Inventory of Homes for Sale	18	12	- 33.3%	—	—	—
Months Supply of Inventory	1.4	0.8	- 42.9%	—	—	—

* 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.

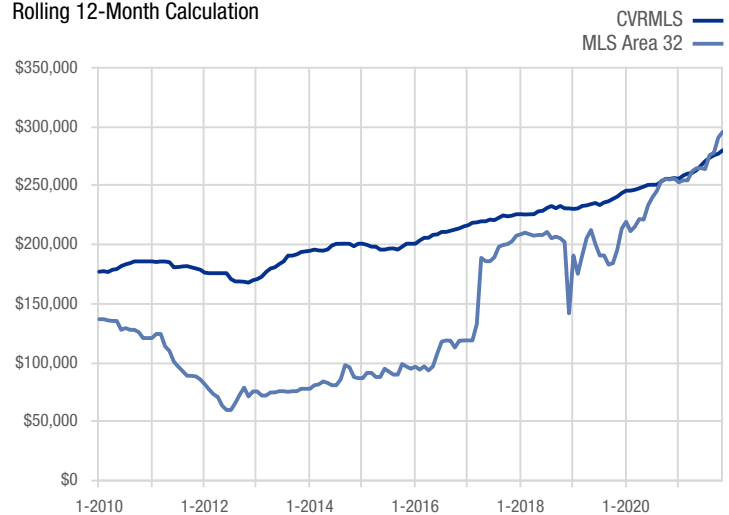
Median Sales Price - Single-Family

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.