

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

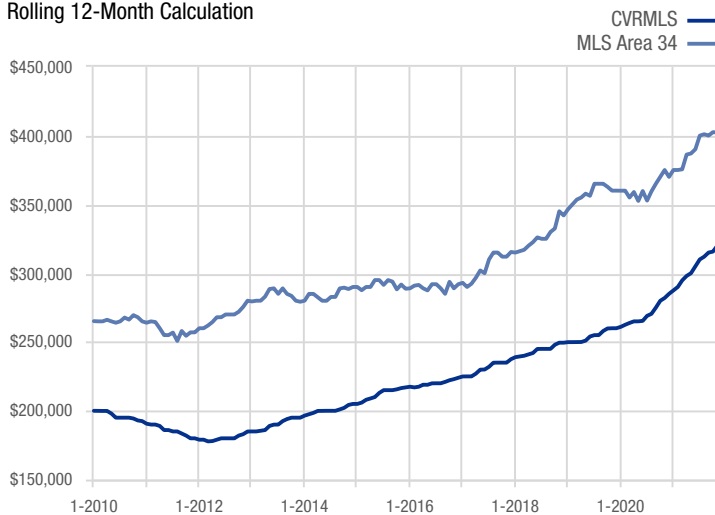
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	73	50	- 31.5%	1,265	1,154	- 8.8%
Pending Sales	89	59	- 33.7%	1,110	1,086	- 2.2%
Closed Sales	91	103	+ 13.2%	1,024	1,125	+ 9.9%
Days on Market Until Sale	26	14	- 46.2%	27	13	- 51.9%
Median Sales Price*	\$399,950	\$391,500	- 2.1%	\$375,000	\$410,473	+ 9.5%
Average Sales Price*	\$443,694	\$454,272	+ 2.4%	\$410,298	\$460,137	+ 12.1%
Percent of Original List Price Received*	101.2%	103.6%	+ 2.4%	100.0%	103.7%	+ 3.7%
Inventory of Homes for Sale	77	21	- 72.7%	—	—	—
Months Supply of Inventory	0.8	0.2	- 75.0%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	26	35	+ 34.6%	454	496	+ 9.3%
Pending Sales	37	34	- 8.1%	451	472	+ 4.7%
Closed Sales	34	50	+ 47.1%	435	454	+ 4.4%
Days on Market Until Sale	23	23	0.0%	24	11	- 54.2%
Median Sales Price*	\$292,500	\$253,000	- 13.5%	\$256,000	\$254,000	- 0.8%
Average Sales Price*	\$283,028	\$291,338	+ 2.9%	\$269,219	\$291,517	+ 8.3%
Percent of Original List Price Received*	100.1%	101.2%	+ 1.1%	99.7%	102.6%	+ 2.9%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	0.4	0.3	- 25.0%	—	—	—

* 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.

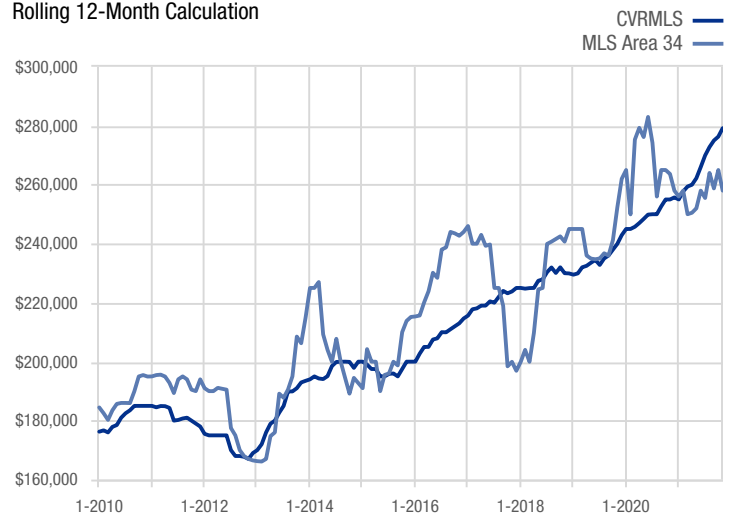
Median Sales Price - Single-Family

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.