

# Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 40

40-Henrico

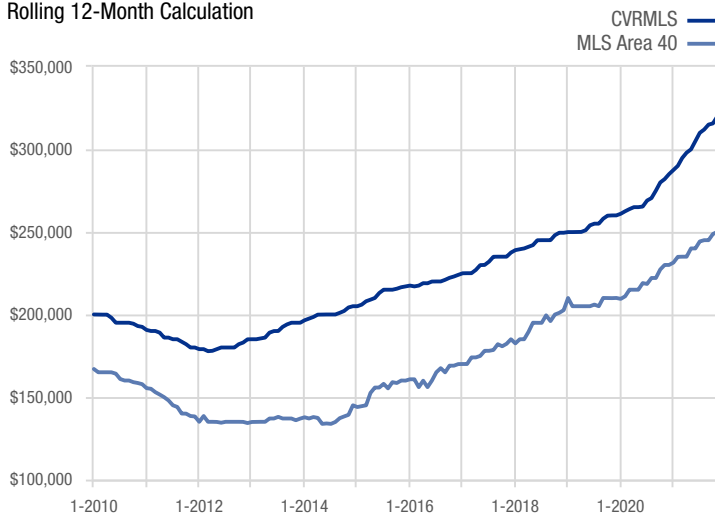
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	44	<b>48</b>	+ 9.1%	594	<b>649</b>	+ 9.3%
Pending Sales	45	<b>56</b>	+ 24.4%	540	<b>594</b>	+ 10.0%
Closed Sales	41	<b>58</b>	+ 41.5%	512	<b>557</b>	+ 8.8%
Days on Market Until Sale	25	<b>18</b>	- 28.0%	32	<b>13</b>	- 59.4%
Median Sales Price*	\$229,950	<b>\$255,000</b>	+ 10.9%	\$229,950	<b>\$250,000</b>	+ 8.7%
Average Sales Price*	\$244,343	<b>\$272,990</b>	+ 11.7%	\$236,961	<b>\$266,431</b>	+ 12.4%
Percent of Original List Price Received*	99.4%	<b>101.1%</b>	+ 1.7%	99.6%	<b>103.1%</b>	+ 3.5%
Inventory of Homes for Sale	46	<b>32</b>	- 30.4%	—	—	—
Months Supply of Inventory	1.0	<b>0.6</b>	- 40.0%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	8	<b>12</b>	+ 50.0%	97	<b>139</b>	+ 43.3%
Pending Sales	4	<b>12</b>	+ 200.0%	72	<b>124</b>	+ 72.2%
Closed Sales	9	<b>4</b>	- 55.6%	46	<b>103</b>	+ 123.9%
Days on Market Until Sale	22	<b>25</b>	+ 13.6%	40	<b>29</b>	- 27.5%
Median Sales Price*	\$459,740	<b>\$307,500</b>	- 33.1%	\$324,950	<b>\$346,355</b>	+ 6.6%
Average Sales Price*	\$425,496	<b>\$406,750</b>	- 4.4%	\$390,653	<b>\$377,436</b>	- 3.4%
Percent of Original List Price Received*	99.9%	<b>100.0%</b>	+ 0.1%	97.3%	<b>101.4%</b>	+ 4.2%
Inventory of Homes for Sale	15	<b>11</b>	- 26.7%	—	—	—
Months Supply of Inventory	2.3	<b>1.0</b>	- 56.5%	—	—	—

\* 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.

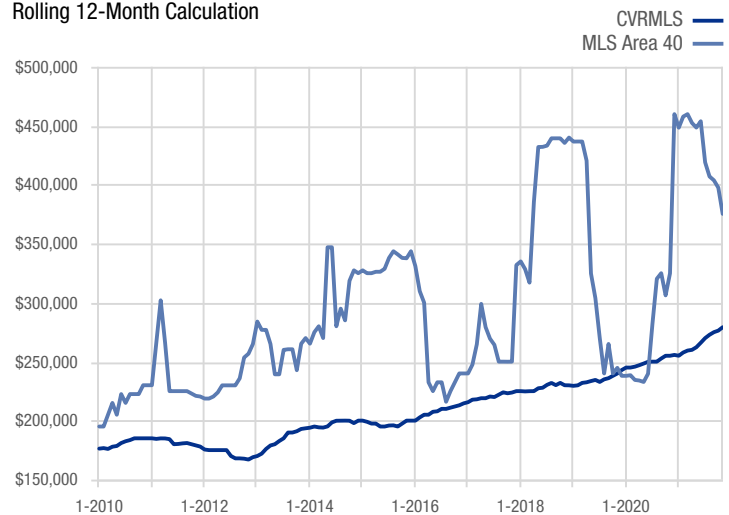
### Median Sales Price - Single-Family

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.