

# Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

42-Henrico

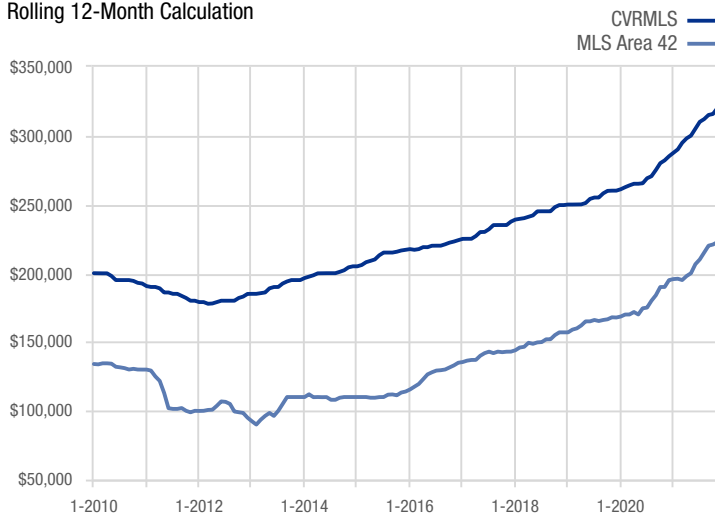
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
<b>Key Metrics</b>						
New Listings	39	<b>44</b>	+ 12.8%	542	<b>599</b>	+ 10.5%
Pending Sales	45	<b>65</b>	+ 44.4%	511	<b>543</b>	+ 6.3%
Closed Sales	44	<b>46</b>	+ 4.5%	492	<b>501</b>	+ 1.8%
Days on Market Until Sale	9	<b>18</b>	+ 100.0%	22	<b>11</b>	- 50.0%
Median Sales Price*	\$194,725	<b>\$220,000</b>	+ 13.0%	\$194,000	<b>\$225,000</b>	+ 16.0%
Average Sales Price*	\$201,052	<b>\$227,058</b>	+ 12.9%	\$199,888	<b>\$228,001</b>	+ 14.1%
Percent of Original List Price Received*	101.3%	<b>100.6%</b>	- 0.7%	100.0%	<b>102.6%</b>	+ 2.6%
Inventory of Homes for Sale	23	<b>27</b>	+ 17.4%	—	—	—
Months Supply of Inventory	0.5	<b>0.6</b>	+ 20.0%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
<b>Key Metrics</b>						
New Listings	17	<b>10</b>	- 41.2%	106	<b>132</b>	+ 24.5%
Pending Sales	16	<b>8</b>	- 50.0%	94	<b>117</b>	+ 24.5%
Closed Sales	5	<b>8</b>	+ 60.0%	58	<b>114</b>	+ 96.6%
Days on Market Until Sale	5	<b>5</b>	0.0%	19	<b>6</b>	- 68.4%
Median Sales Price*	\$195,000	<b>\$228,000</b>	+ 16.9%	\$175,000	<b>\$227,000</b>	+ 29.7%
Average Sales Price*	\$186,390	<b>\$210,946</b>	+ 13.2%	\$163,696	<b>\$205,842</b>	+ 25.7%
Percent of Original List Price Received*	101.9%	<b>103.9%</b>	+ 2.0%	99.9%	<b>101.5%</b>	+ 1.6%
Inventory of Homes for Sale	7	<b>3</b>	- 57.1%	—	—	—
Months Supply of Inventory	0.9	<b>0.3</b>	- 66.7%	—	—	—

\* 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.

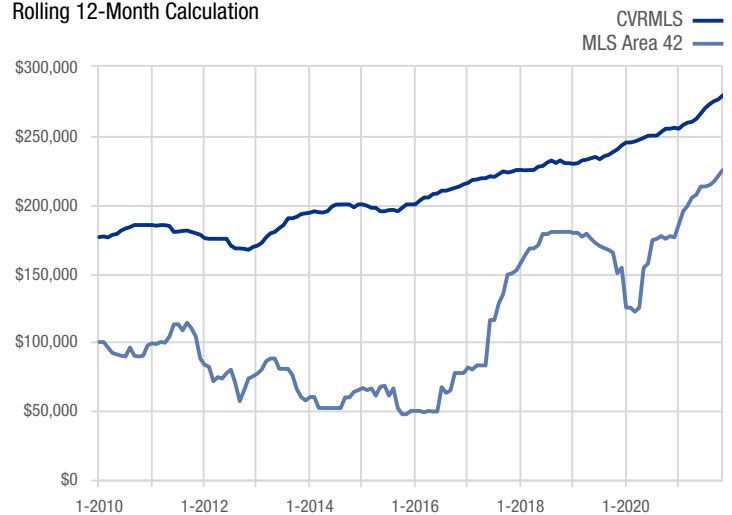
### Median Sales Price - Single-Family

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.