

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

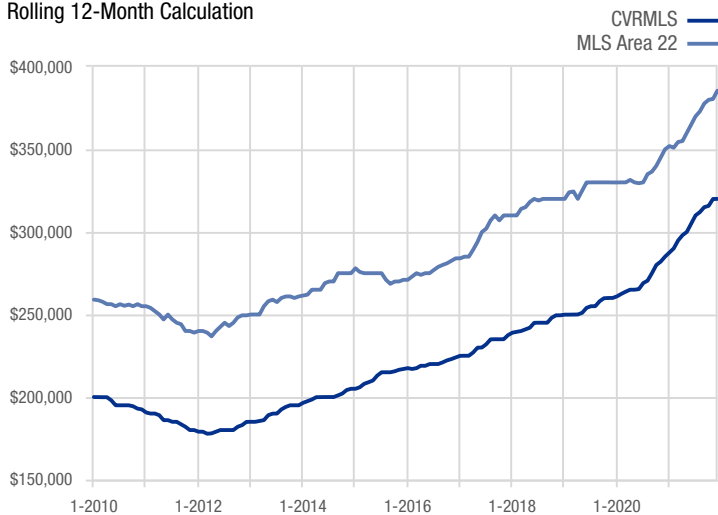
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	53	31	- 41.5%	1,283	1,207	- 5.9%
Pending Sales	60	41	- 31.7%	1,207	1,153	- 4.5%
Closed Sales	98	90	- 8.2%	1,208	1,175	- 2.7%
Days on Market Until Sale	11	14	+ 27.3%	19	12	- 36.8%
Median Sales Price*	\$357,500	\$398,000	+ 11.3%	\$350,000	\$385,512	+ 10.1%
Average Sales Price*	\$413,018	\$471,816	+ 14.2%	\$419,721	\$464,607	+ 10.7%
Percent of Original List Price Received*	101.4%	102.3%	+ 0.9%	100.3%	104.7%	+ 4.4%
Inventory of Homes for Sale	49	24	- 51.0%	—	—	—
Months Supply of Inventory	0.5	0.2	- 60.0%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	22	23	+ 4.5%	537	529	- 1.5%
Pending Sales	27	36	+ 33.3%	493	520	+ 5.5%
Closed Sales	46	47	+ 2.2%	487	510	+ 4.7%
Days on Market Until Sale	57	28	- 50.9%	46	33	- 28.3%
Median Sales Price*	\$295,250	\$352,475	+ 19.4%	\$278,975	\$298,200	+ 6.9%
Average Sales Price*	\$326,803	\$391,999	+ 19.9%	\$322,977	\$353,991	+ 9.6%
Percent of Original List Price Received*	100.2%	100.7%	+ 0.5%	99.3%	102.0%	+ 2.7%
Inventory of Homes for Sale	58	33	- 43.1%	—	—	—
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.