

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

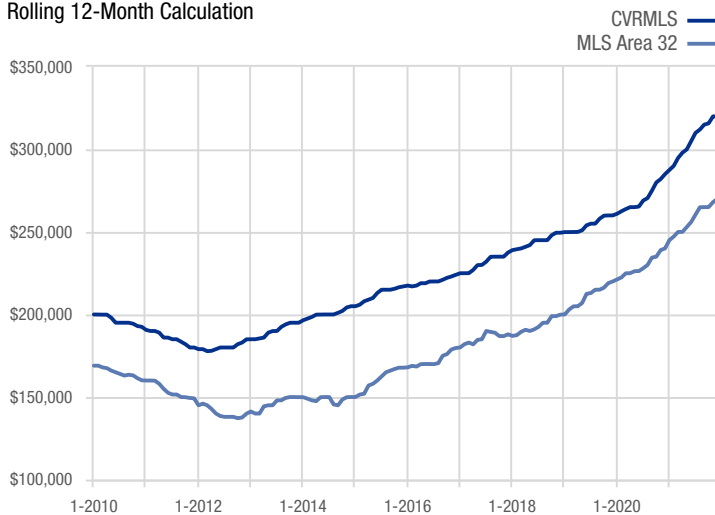
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	38	24	- 36.8%	576	603	+ 4.7%
Pending Sales	47	38	- 19.1%	563	568	+ 0.9%
Closed Sales	58	58	0.0%	551	572	+ 3.8%
Days on Market Until Sale	6	14	+ 133.3%	15	10	- 33.3%
Median Sales Price*	\$231,000	\$259,500	+ 12.3%	\$240,000	\$270,000	+ 12.5%
Average Sales Price*	\$238,695	\$273,804	+ 14.7%	\$244,667	\$280,163	+ 14.5%
Percent of Original List Price Received*	102.4%	100.9%	- 1.5%	101.7%	103.5%	+ 1.8%
Inventory of Homes for Sale	21	11	- 47.6%	—	—	—
Months Supply of Inventory	0.4	0.2	- 50.0%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	16	9	- 43.8%	170	185	+ 8.8%
Pending Sales	14	13	- 7.1%	160	178	+ 11.3%
Closed Sales	13	20	+ 53.8%	161	168	+ 4.3%
Days on Market Until Sale	29	30	+ 3.4%	44	20	- 54.5%
Median Sales Price*	\$277,043	\$306,280	+ 10.6%	\$255,408	\$296,000	+ 15.9%
Average Sales Price*	\$281,798	\$260,779	- 7.5%	\$228,082	\$256,187	+ 12.3%
Percent of Original List Price Received*	101.4%	97.9%	- 3.5%	99.2%	101.8%	+ 2.6%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	1.1	0.6	- 45.5%	—	—	—

* 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.

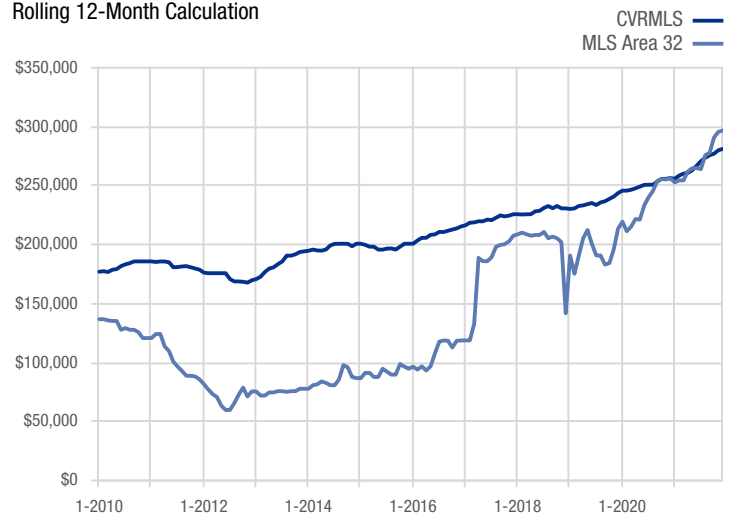
Median Sales Price - Single-Family

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.