

# Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 34

34-Henrico

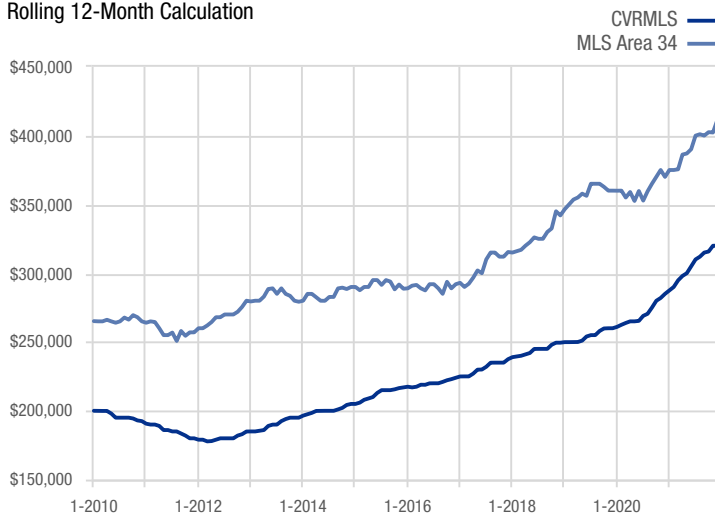
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	73	46	- 37.0%	1,338	1,200	- 10.3%
Pending Sales	64	49	- 23.4%	1,174	1,133	- 3.5%
Closed Sales	92	79	- 14.1%	1,116	1,204	+ 7.9%
Days on Market Until Sale	17	12	- 29.4%	26	13	- 50.0%
Median Sales Price*	\$352,500	\$435,000	+ 23.4%	\$370,000	\$411,325	+ 11.2%
Average Sales Price*	\$389,698	\$471,678	+ 21.0%	\$408,596	\$460,900	+ 12.8%
Percent of Original List Price Received*	100.6%	102.9%	+ 2.3%	100.1%	103.7%	+ 3.6%
Inventory of Homes for Sale	64	16	- 75.0%	—	—	—
Months Supply of Inventory	0.7	0.2	- 71.4%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	30	18	- 40.0%	484	514	+ 6.2%
Pending Sales	25	24	- 4.0%	476	496	+ 4.2%
Closed Sales	57	46	- 19.3%	492	501	+ 1.8%
Days on Market Until Sale	21	17	- 19.0%	23	12	- 47.8%
Median Sales Price*	\$291,000	\$295,000	+ 1.4%	\$258,000	\$258,000	0.0%
Average Sales Price*	\$276,252	\$306,506	+ 11.0%	\$270,036	\$292,879	+ 8.5%
Percent of Original List Price Received*	100.8%	102.1%	+ 1.3%	99.8%	102.6%	+ 2.8%
Inventory of Homes for Sale	16	8	- 50.0%	—	—	—
Months Supply of Inventory	0.4	0.2	- 50.0%	—	—	—

\* 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.

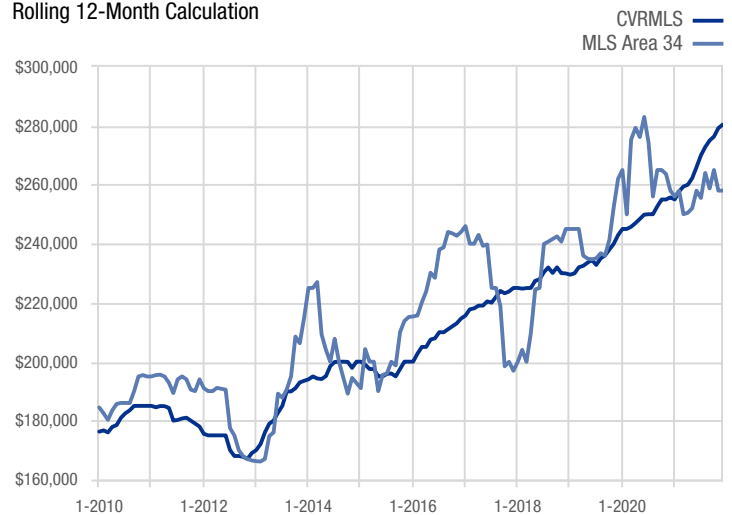
### Median Sales Price - Single-Family

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.