

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

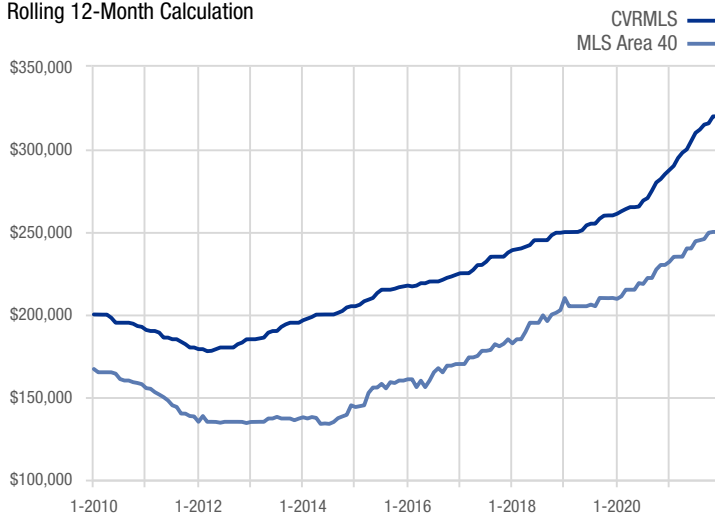
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	40	42	+ 5.0%	634	690	+ 8.8%
Pending Sales	39	44	+ 12.8%	579	638	+ 10.2%
Closed Sales	52	61	+ 17.3%	564	620	+ 9.9%
Days on Market Until Sale	16	17	+ 6.3%	31	14	- 54.8%
Median Sales Price*	\$246,400	\$266,000	+ 8.0%	\$230,000	\$250,000	+ 8.7%
Average Sales Price*	\$246,166	\$263,729	+ 7.1%	\$237,799	\$266,251	+ 12.0%
Percent of Original List Price Received*	100.9%	100.9%	0.0%	99.7%	102.9%	+ 3.2%
Inventory of Homes for Sale	41	25	- 39.0%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	10	1	- 90.0%	107	140	+ 30.8%
Pending Sales	8	7	- 12.5%	80	131	+ 63.8%
Closed Sales	16	12	- 25.0%	62	115	+ 85.5%
Days on Market Until Sale	26	25	- 3.8%	36	28	- 22.2%
Median Sales Price*	\$501,940	\$280,733	- 44.1%	\$459,870	\$326,150	- 29.1%
Average Sales Price*	\$519,121	\$324,514	- 37.5%	\$423,806	\$371,866	- 12.3%
Percent of Original List Price Received*	107.2%	99.7%	- 7.0%	99.8%	101.2%	+ 1.4%
Inventory of Homes for Sale	16	5	- 68.8%	—	—	—
Months Supply of Inventory	2.4	0.5	- 79.2%	—	—	—

* 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.

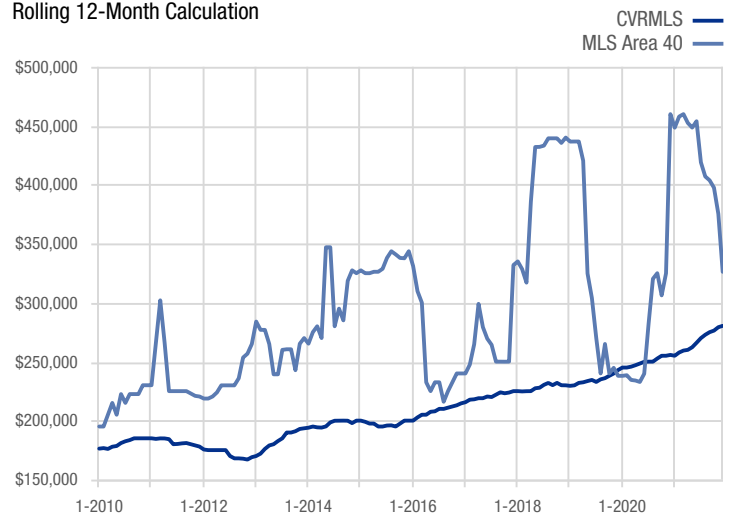
Median Sales Price - Single-Family

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.