

# Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

42-Henrico

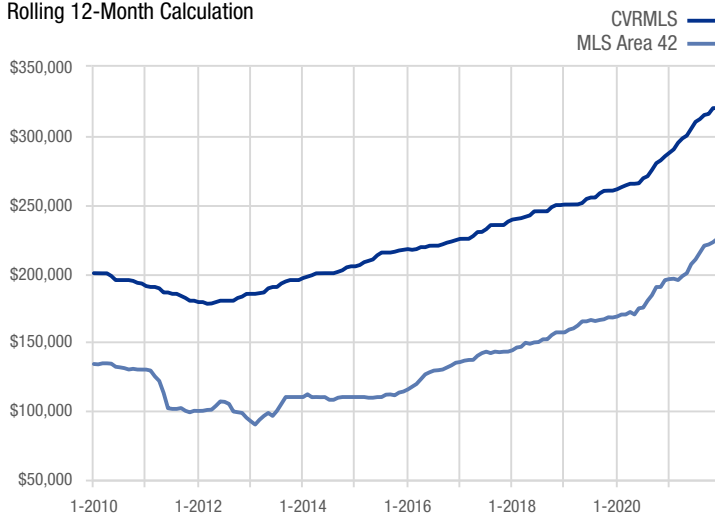
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	23	54	+ 134.8%	565	653	+ 15.6%
Pending Sales	27	38	+ 40.7%	538	581	+ 8.0%
Closed Sales	41	55	+ 34.1%	533	557	+ 4.5%
Days on Market Until Sale	7	19	+ 171.4%	21	11	- 47.6%
Median Sales Price*	\$197,975	\$223,000	+ 12.6%	\$195,000	\$225,000	+ 15.4%
Average Sales Price*	\$204,920	\$229,605	+ 12.0%	\$200,269	\$228,159	+ 13.9%
Percent of Original List Price Received*	103.9%	103.3%	- 0.6%	100.3%	102.7%	+ 2.4%
Inventory of Homes for Sale	18	38	+ 111.1%	—	—	—
Months Supply of Inventory	0.4	0.8	+ 100.0%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	10	8	- 20.0%	116	140	+ 20.7%
Pending Sales	12	8	- 33.3%	106	124	+ 17.0%
Closed Sales	7	10	+ 42.9%	65	124	+ 90.8%
Days on Market Until Sale	8	10	+ 25.0%	18	7	- 61.1%
Median Sales Price*	\$200,500	\$288,950	+ 44.1%	\$176,000	\$230,000	+ 30.7%
Average Sales Price*	\$169,143	\$266,588	+ 57.6%	\$164,282	\$210,780	+ 28.3%
Percent of Original List Price Received*	103.7%	102.8%	- 0.9%	100.3%	101.6%	+ 1.3%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	0.6	0.3	- 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.

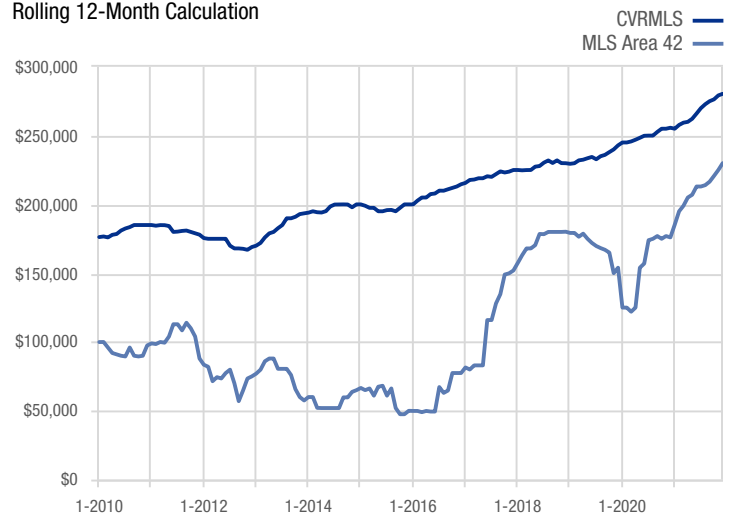
### Median Sales Price - Single-Family

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.