

# Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 44

44-Hanover

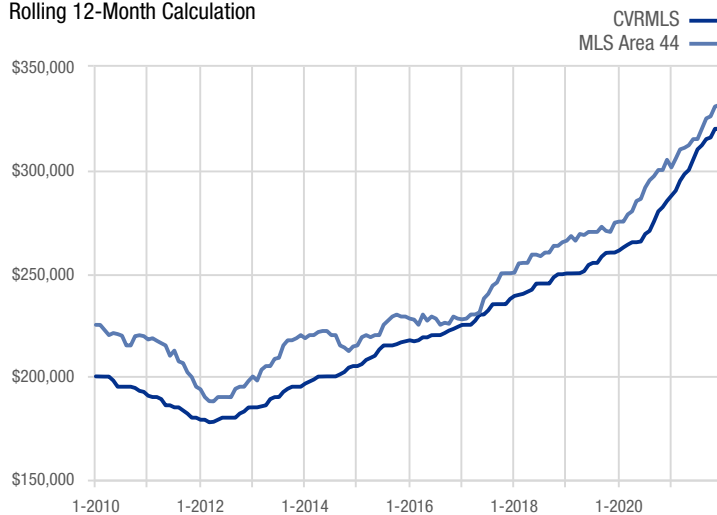
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	55	35	- 36.4%	1,095	925	- 15.5%
Pending Sales	64	41	- 35.9%	936	875	- 6.5%
Closed Sales	72	63	- 12.5%	877	922	+ 5.1%
Days on Market Until Sale	22	31	+ 40.9%	28	17	- 39.3%
Median Sales Price*	\$316,000	<b>\$325,000</b>	+ 2.8%	\$304,950	<b>\$331,500</b>	+ 8.7%
Average Sales Price*	\$338,355	<b>\$373,205</b>	+ 10.3%	\$331,803	<b>\$364,485</b>	+ 9.8%
Percent of Original List Price Received*	100.0%	<b>101.0%</b>	+ 1.0%	99.4%	<b>101.7%</b>	+ 2.3%
Inventory of Homes for Sale	83	52	- 37.3%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	7	2	- 71.4%	110	90	- 18.2%
Pending Sales	8	4	- 50.0%	109	89	- 18.3%
Closed Sales	13	5	- 61.5%	117	99	- 15.4%
Days on Market Until Sale	11	10	- 9.1%	27	8	- 70.4%
Median Sales Price*	\$253,950	<b>\$275,360</b>	+ 8.4%	\$296,500	<b>\$275,000</b>	- 7.3%
Average Sales Price*	\$278,567	<b>\$272,652</b>	- 2.1%	\$294,665	<b>\$289,109</b>	- 1.9%
Percent of Original List Price Received*	100.2%	<b>101.2%</b>	+ 1.0%	99.7%	<b>101.0%</b>	+ 1.3%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	0.2	—	—	—	—	—

\* 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.

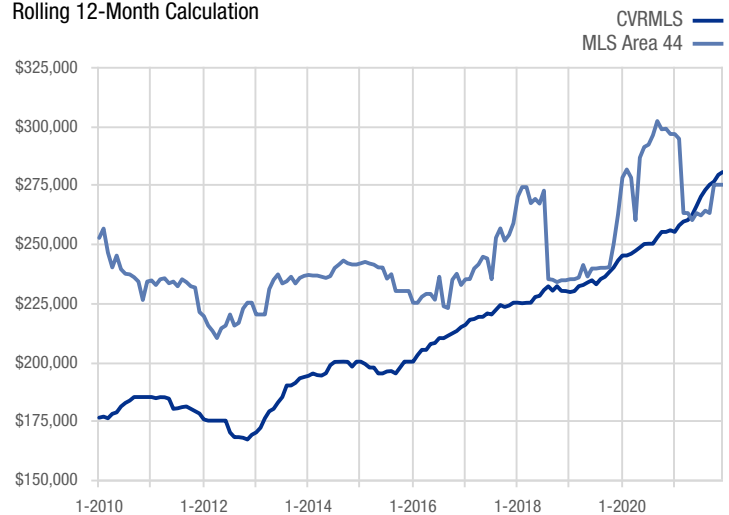
### Median Sales Price - Single-Family

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.