

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

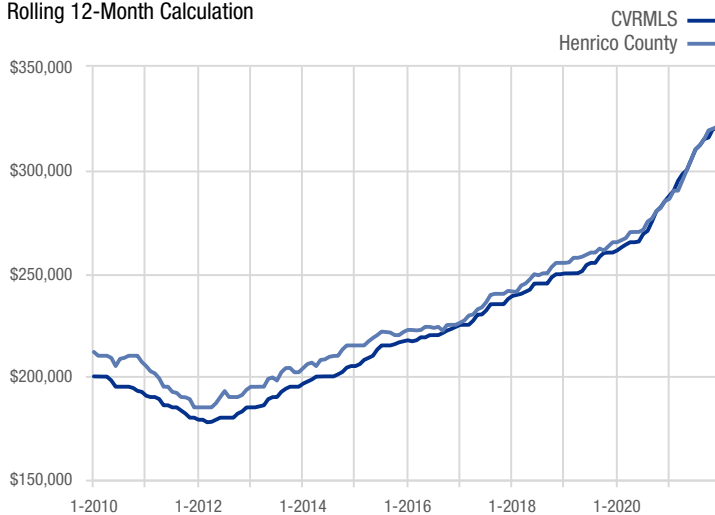
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	227	197	- 13.2%	4,396	4,353	- 1.0%
Pending Sales	237	210	- 11.4%	4,061	4,073	+ 0.3%
Closed Sales	341	343	+ 0.6%	3,972	4,128	+ 3.9%
Days on Market Until Sale	12	15	+ 25.0%	22	12	- 45.5%
Median Sales Price*	\$282,750	\$306,000	+ 8.2%	\$284,950	\$321,000	+ 12.7%
Average Sales Price*	\$326,961	\$362,844	+ 11.0%	\$336,991	\$376,425	+ 11.7%
Percent of Original List Price Received*	101.6%	102.1%	+ 0.5%	100.3%	103.7%	+ 3.4%
Inventory of Homes for Sale	193	114	- 40.9%	—	—	—
Months Supply of Inventory	0.6	0.3	- 50.0%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	88	59	- 33.0%	1,414	1,508	+ 6.6%
Pending Sales	86	88	+ 2.3%	1,315	1,449	+ 10.2%
Closed Sales	139	135	- 2.9%	1,267	1,418	+ 11.9%
Days on Market Until Sale	34	23	- 32.4%	35	21	- 40.0%
Median Sales Price*	\$299,053	\$299,730	+ 0.2%	\$255,000	\$270,000	+ 5.9%
Average Sales Price*	\$316,562	\$328,846	+ 3.9%	\$287,279	\$309,762	+ 7.8%
Percent of Original List Price Received*	101.5%	100.9%	- 0.6%	99.6%	102.1%	+ 2.5%
Inventory of Homes for Sale	109	58	- 46.8%	—	—	—
Months Supply of Inventory	1.0	0.5	- 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.

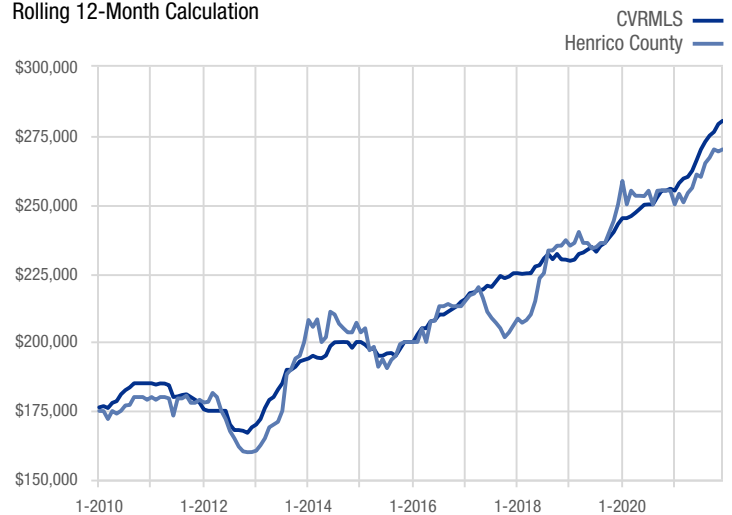
Median Sales Price - Single-Family

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.