

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 22

22-Henrico

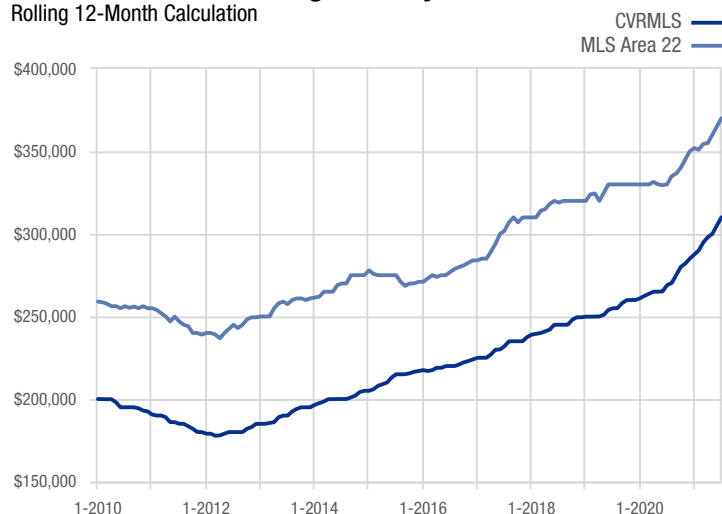
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	111	121	+ 9.0%	801	790	- 1.4%
Pending Sales	108	114	+ 5.6%	730	736	+ 0.8%
Closed Sales	128	134	+ 4.7%	672	684	+ 1.8%
Days on Market Until Sale	21	9	- 57.1%	22	13	- 40.9%
Median Sales Price*	\$359,900	\$416,500	+ 15.7%	\$345,000	\$384,950	+ 11.6%
Average Sales Price*	\$425,559	\$484,000	+ 13.7%	\$417,170	\$467,383	+ 12.0%
Percent of Original List Price Received*	99.7%	106.5%	+ 6.8%	99.6%	105.7%	+ 6.1%
Inventory of Homes for Sale	86	64	- 25.6%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	45	43	- 4.4%	306	316	+ 3.3%
Pending Sales	40	42	+ 5.0%	274	304	+ 10.9%
Closed Sales	38	53	+ 39.5%	243	279	+ 14.8%
Days on Market Until Sale	49	37	- 24.5%	53	40	- 24.5%
Median Sales Price*	\$231,000	\$260,000	+ 12.6%	\$242,500	\$304,000	+ 25.4%
Average Sales Price*	\$298,058	\$321,947	+ 8.0%	\$309,779	\$347,207	+ 12.1%
Percent of Original List Price Received*	98.8%	105.2%	+ 6.5%	99.1%	103.1%	+ 4.0%
Inventory of Homes for Sale	84	49	- 41.7%	—	—	—
Months Supply of Inventory	2.3	1.1	- 52.2%	—	—	—

\* 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.

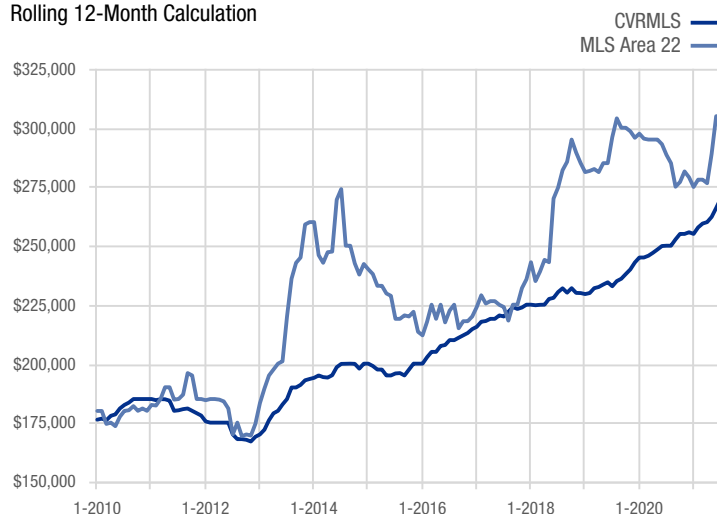
### Median Sales Price - Single-Family

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.