

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 32

32-Henrico

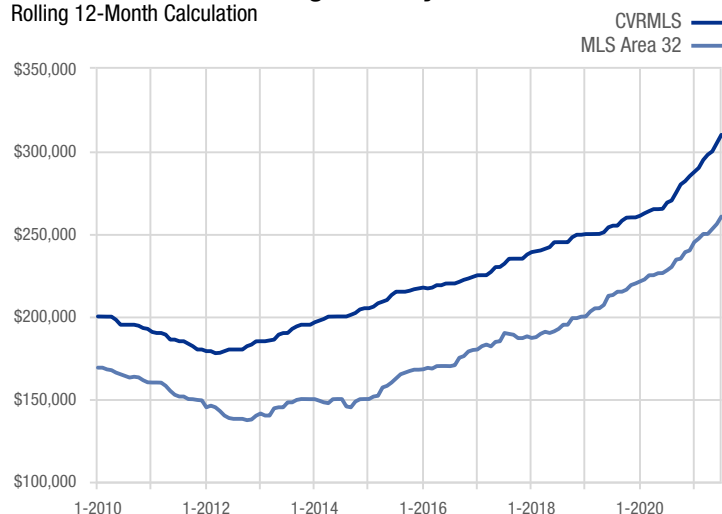
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	64	61	- 4.7%	330	367	+ 11.2%
Pending Sales	49	59	+ 20.4%	318	337	+ 6.0%
Closed Sales	35	52	+ 48.6%	295	316	+ 7.1%
Days on Market Until Sale	25	8	- 68.0%	19	8	- 57.9%
Median Sales Price*	\$230,000	\$285,000	+ 23.9%	\$230,000	\$270,000	+ 17.4%
Average Sales Price*	\$236,541	\$298,546	+ 26.2%	\$236,238	\$278,186	+ 17.8%
Percent of Original List Price Received*	101.6%	104.9%	+ 3.2%	100.3%	104.8%	+ 4.5%
Inventory of Homes for Sale	31	26	- 16.1%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	14	13	- 7.1%	105	103	- 1.9%
Pending Sales	10	10	0.0%	95	93	- 2.1%
Closed Sales	19	17	- 10.5%	88	88	0.0%
Days on Market Until Sale	70	9	- 87.1%	53	13	- 75.5%
Median Sales Price*	\$268,990	\$281,000	+ 4.5%	\$240,874	\$245,250	+ 1.8%
Average Sales Price*	\$242,296	\$235,472	- 2.8%	\$215,636	\$225,853	+ 4.7%
Percent of Original List Price Received*	99.1%	101.5%	+ 2.4%	98.5%	101.9%	+ 3.5%
Inventory of Homes for Sale	24	16	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.2	- 42.9%	—	—	—

\* 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.

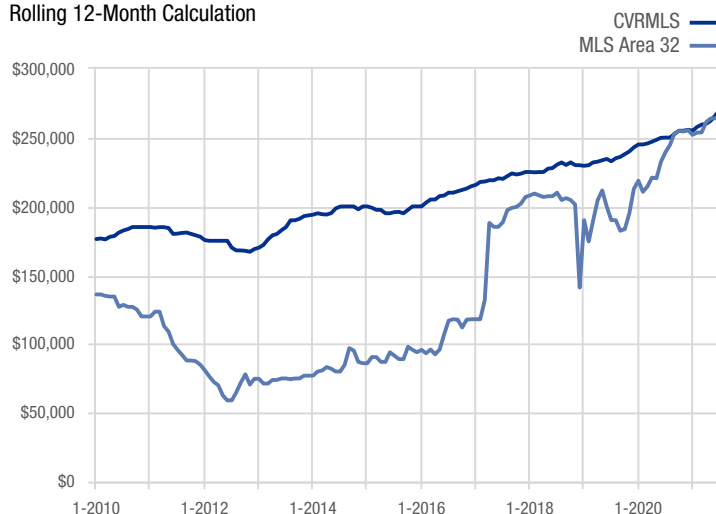
### Median Sales Price - Single-Family

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.