

Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

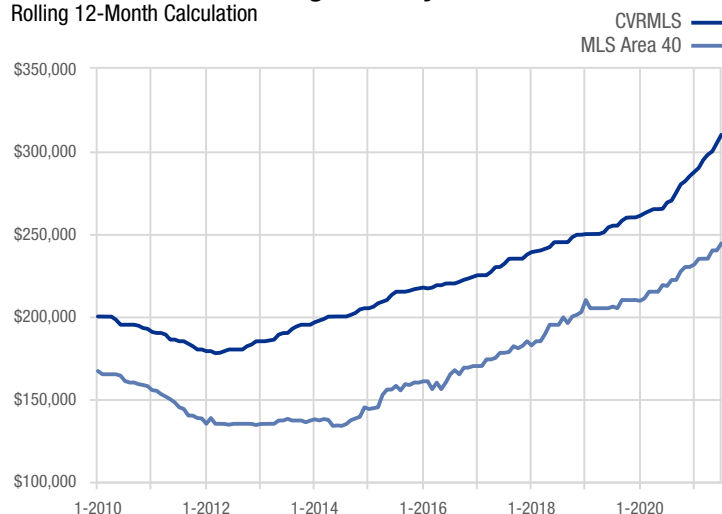
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	67	67	0.0%	392	395	+ 0.8%
Pending Sales	57	71	+ 24.6%	355	375	+ 5.6%
Closed Sales	54	54	0.0%	321	325	+ 1.2%
Days on Market Until Sale	25	11	- 56.0%	38	13	- 65.8%
Median Sales Price*	\$236,250	\$280,082	+ 18.6%	\$219,000	\$244,900	+ 11.8%
Average Sales Price*	\$238,426	\$278,699	+ 16.9%	\$229,217	\$261,344	+ 14.0%
Percent of Original List Price Received*	100.8%	104.6%	+ 3.8%	99.1%	103.9%	+ 4.8%
Inventory of Homes for Sale	59	30	- 49.2%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	6	10	+ 66.7%	58	89	+ 53.4%
Pending Sales	11	8	- 27.3%	47	81	+ 72.3%
Closed Sales	7	5	- 28.6%	23	79	+ 243.5%
Days on Market Until Sale	37	40	+ 8.1%	39	31	- 20.5%
Median Sales Price*	\$475,000	\$370,561	- 22.0%	\$287,500	\$370,561	+ 28.9%
Average Sales Price*	\$455,193	\$334,609	- 26.5%	\$387,460	\$385,892	- 0.4%
Percent of Original List Price Received*	96.2%	101.4%	+ 5.4%	97.5%	101.9%	+ 4.5%
Inventory of Homes for Sale	12	15	+ 25.0%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

* 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.

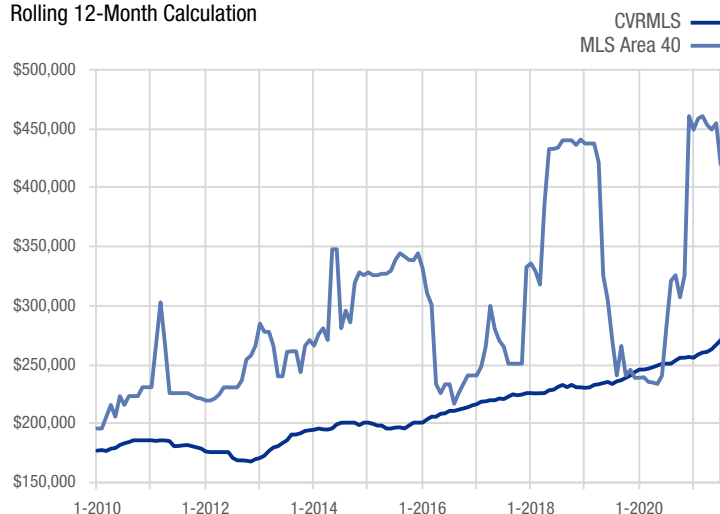
Median Sales Price - Single-Family

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.