

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

42-Henrico

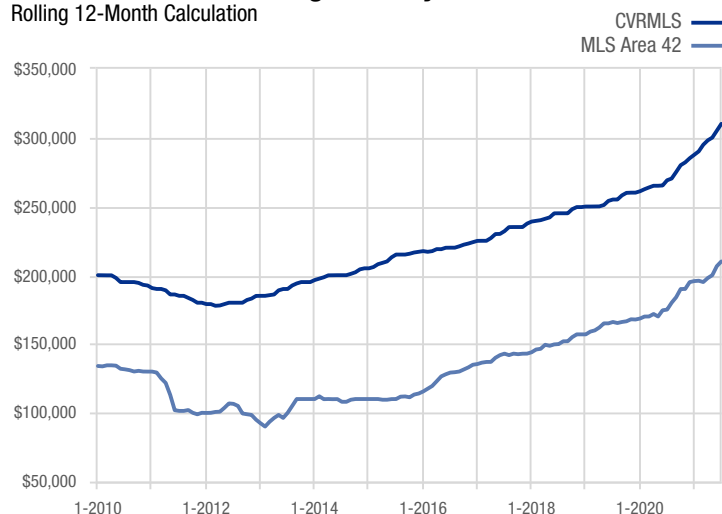
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	65	57	- 12.3%	363	368	+ 1.4%
Pending Sales	50	52	+ 4.0%	338	322	- 4.7%
Closed Sales	39	47	+ 20.5%	296	277	- 6.4%
Days on Market Until Sale	21	10	- 52.4%	29	10	- 65.5%
Median Sales Price*	\$195,000	\$246,000	+ 26.2%	\$184,500	\$220,000	+ 19.2%
Average Sales Price*	\$202,901	\$260,440	+ 28.4%	\$191,105	\$223,487	+ 16.9%
Percent of Original List Price Received*	98.4%	103.6%	+ 5.3%	99.1%	102.8%	+ 3.7%
Inventory of Homes for Sale	37	31	- 16.2%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	20	21	+ 5.0%	57	93	+ 63.2%
Pending Sales	19	23	+ 21.1%	45	88	+ 95.6%
Closed Sales	4	13	+ 225.0%	27	82	+ 203.7%
Days on Market Until Sale	4	8	+ 100.0%	25	6	- 76.0%
Median Sales Price*	\$229,365	\$231,363	+ 0.9%	\$172,950	\$226,000	+ 30.7%
Average Sales Price*	\$228,450	\$203,290	- 11.0%	\$156,712	\$205,250	+ 31.0%
Percent of Original List Price Received*	101.2%	102.8%	+ 1.6%	100.2%	101.4%	+ 1.2%
Inventory of Homes for Sale	12	1	- 91.7%	—	—	—
Months Supply of Inventory	2.1	0.1	- 95.2%	—	—	—

\* 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.

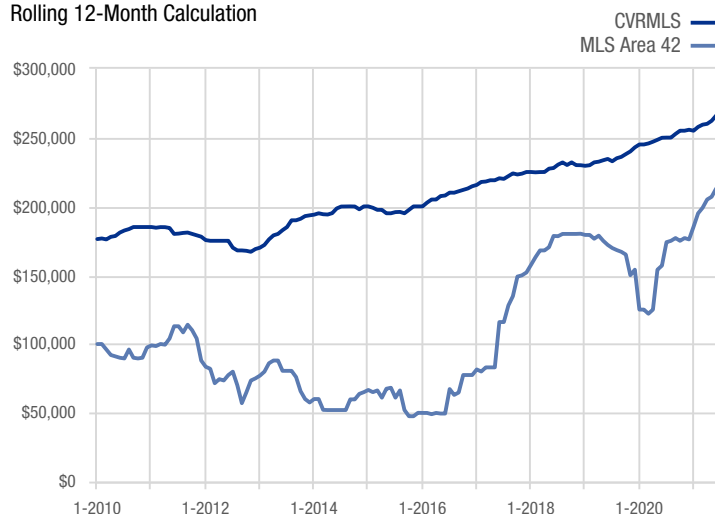
### Median Sales Price - Single-Family

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.