

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

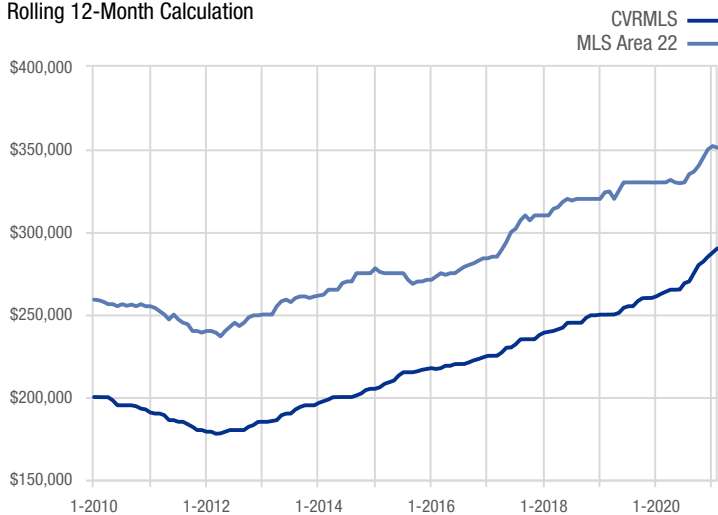
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	109	67	- 38.5%	188	146	- 22.3%
Pending Sales	96	66	- 31.3%	164	142	- 13.4%
Closed Sales	58	64	+ 10.3%	116	129	+ 11.2%
Days on Market Until Sale	48	22	- 54.2%	39	19	- 51.3%
Median Sales Price*	\$380,000	\$366,221	- 3.6%	\$341,500	\$365,000	+ 6.9%
Average Sales Price*	\$445,748	\$383,177	- 14.0%	\$481,251	\$421,557	- 12.4%
Percent of Original List Price Received*	97.5%	102.4%	+ 5.0%	97.1%	102.1%	+ 5.1%
Inventory of Homes for Sale	97	41	- 57.7%	—	—	—
Months Supply of Inventory	0.9	0.4	- 55.6%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	44	41	- 6.8%	85	74	- 12.9%
Pending Sales	44	39	- 11.4%	88	68	- 22.7%
Closed Sales	37	21	- 43.2%	64	43	- 32.8%
Days on Market Until Sale	69	33	- 52.2%	59	44	- 25.4%
Median Sales Price*	\$212,000	\$248,700	+ 17.3%	\$265,975	\$248,700	- 6.5%
Average Sales Price*	\$291,987	\$323,522	+ 10.8%	\$307,866	\$322,653	+ 4.8%
Percent of Original List Price Received*	99.6%	101.4%	+ 1.8%	98.2%	100.4%	+ 2.2%
Inventory of Homes for Sale	91	43	- 52.7%	—	—	—
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.

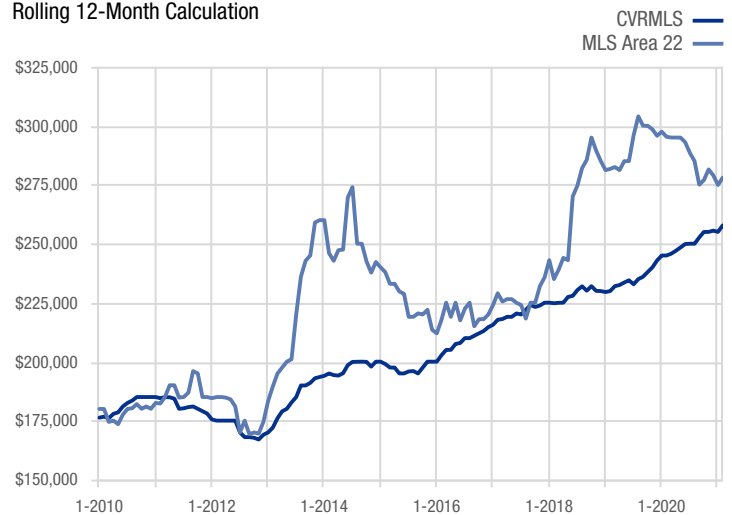
Median Sales Price - Single-Family

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.