

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

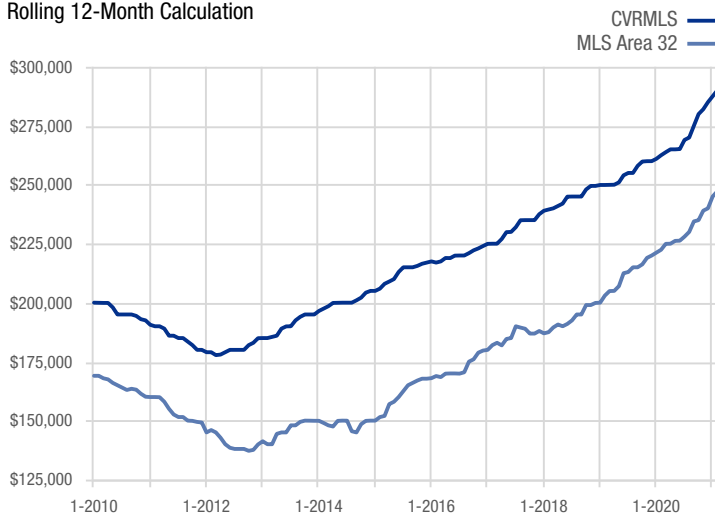
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	45	28	- 37.8%	83	70	- 15.7%
Pending Sales	40	37	- 7.5%	90	71	- 21.1%
Closed Sales	32	32	0.0%	72	74	+ 2.8%
Days on Market Until Sale	25	8	- 68.0%	28	10	- 64.3%
Median Sales Price*	\$219,950	\$264,475	+ 20.2%	\$225,000	\$265,000	+ 17.8%
Average Sales Price*	\$229,803	\$258,298	+ 12.4%	\$223,830	\$268,343	+ 19.9%
Percent of Original List Price Received*	97.5%	102.7%	+ 5.3%	97.0%	102.8%	+ 6.0%
Inventory of Homes for Sale	33	9	- 72.7%	—	—	—
Months Supply of Inventory	0.7	0.2	- 71.4%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	11	16	+ 45.5%	21	32	+ 52.4%
Pending Sales	15	15	0.0%	21	30	+ 42.9%
Closed Sales	5	11	+ 120.0%	12	26	+ 116.7%
Days on Market Until Sale	41	14	- 65.9%	37	22	- 40.5%
Median Sales Price*	\$158,000	\$217,000	+ 37.3%	\$227,317	\$211,500	- 7.0%
Average Sales Price*	\$147,000	\$219,076	+ 49.0%	\$207,880	\$208,477	+ 0.3%
Percent of Original List Price Received*	92.7%	101.3%	+ 9.3%	97.0%	100.4%	+ 3.5%
Inventory of Homes for Sale	24	14	- 41.7%	—	—	—
Months Supply of Inventory	2.6	1.0	- 61.5%	—	—	—

* 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.

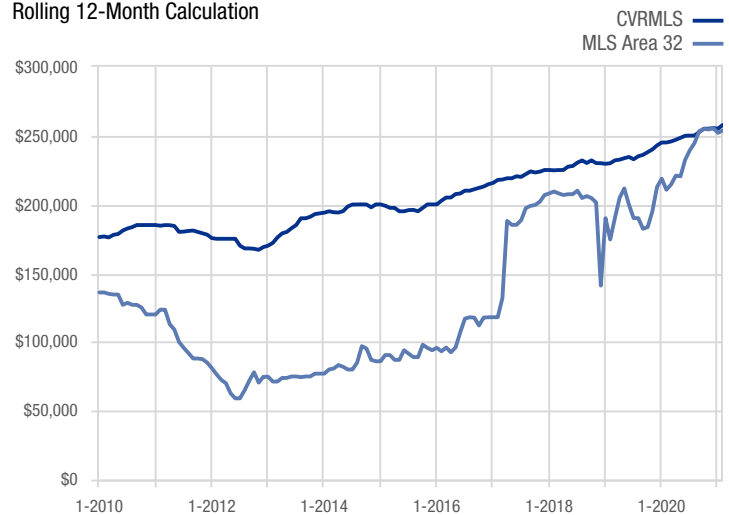
Median Sales Price - Single-Family

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.