

# Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 34

34-Henrico

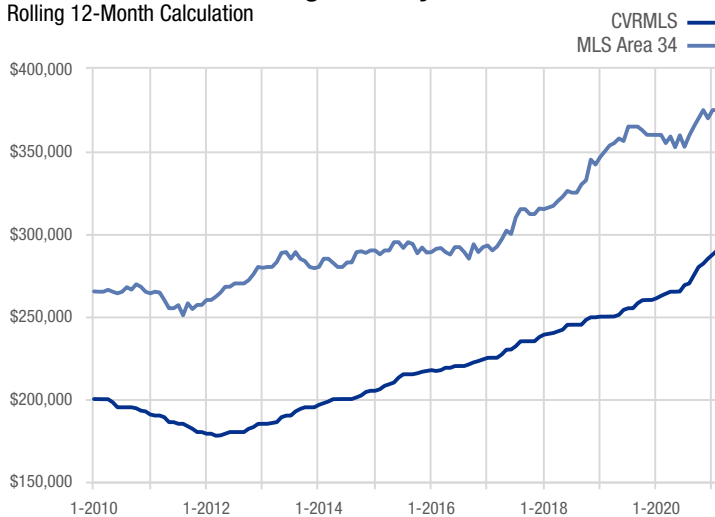
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	120	<b>73</b>	- 39.2%	218	<b>156</b>	- 28.4%
Pending Sales	90	<b>61</b>	- 32.2%	174	<b>151</b>	- 13.2%
Closed Sales	62	<b>56</b>	- 9.7%	113	<b>133</b>	+ 17.7%
Days on Market Until Sale	60	<b>13</b>	- 78.3%	55	<b>23</b>	- 58.2%
Median Sales Price*	\$384,975	<b>\$381,500</b>	- 0.9%	\$345,650	<b>\$369,400</b>	+ 6.9%
Average Sales Price*	\$387,955	<b>\$416,376</b>	+ 7.3%	\$399,775	<b>\$400,229</b>	+ 0.1%
Percent of Original List Price Received*	97.3%	<b>101.9%</b>	+ 4.7%	98.4%	<b>101.4%</b>	+ 3.0%
Inventory of Homes for Sale	152	<b>49</b>	- 67.8%	—	—	—
Months Supply of Inventory	1.6	<b>0.5</b>	- 68.8%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	52	<b>28</b>	- 46.2%	85	<b>64</b>	- 24.7%
Pending Sales	35	<b>31</b>	- 11.4%	79	<b>64</b>	- 19.0%
Closed Sales	37	<b>21</b>	- 43.2%	60	<b>40</b>	- 33.3%
Days on Market Until Sale	40	<b>12</b>	- 70.0%	40	<b>15</b>	- 62.5%
Median Sales Price*	\$192,500	<b>\$225,000</b>	+ 16.9%	\$198,750	<b>\$214,500</b>	+ 7.9%
Average Sales Price*	\$230,083	<b>\$240,183</b>	+ 4.4%	\$238,024	<b>\$238,009</b>	- 0.0%
Percent of Original List Price Received*	98.6%	<b>100.2%</b>	+ 1.6%	98.6%	<b>100.0%</b>	+ 1.4%
Inventory of Homes for Sale	46	<b>13</b>	- 71.7%	—	—	—
Months Supply of Inventory	1.1	<b>0.3</b>	- 72.7%	—	—	—

\* 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.

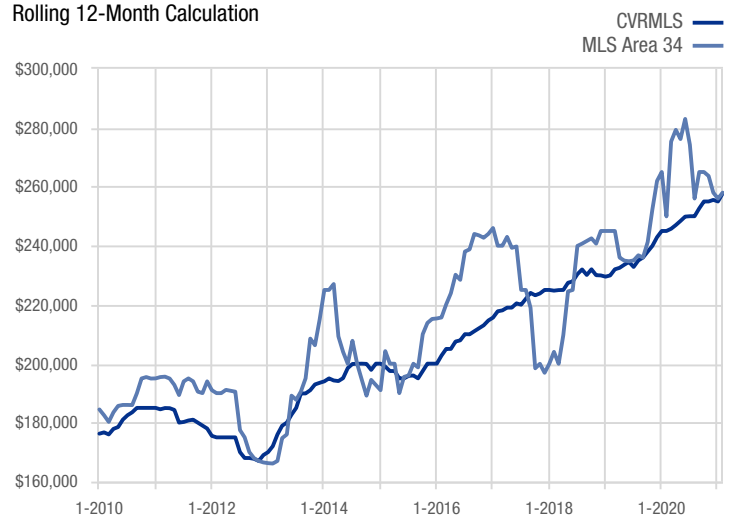
### Median Sales Price - Single-Family

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.