

# Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 40

40-Henrico

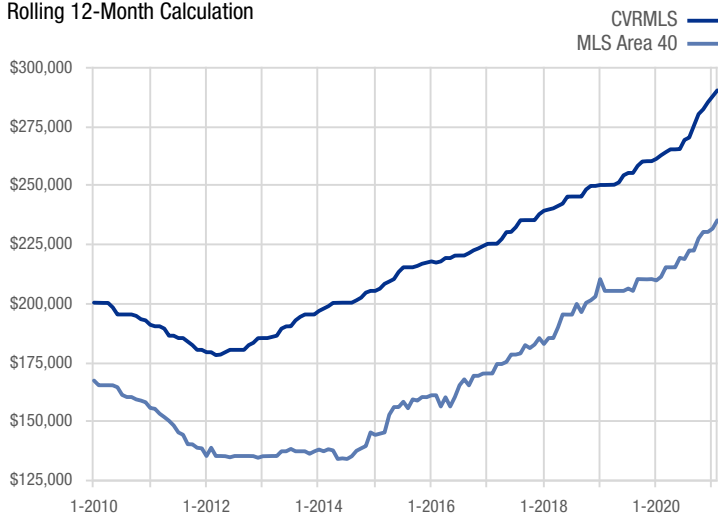
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	54	44	- 18.5%	111	78	- 29.7%
Pending Sales	44	40	- 9.1%	92	86	- 6.5%
Closed Sales	37	29	- 21.6%	73	70	- 4.1%
Days on Market Until Sale	58	35	- 39.7%	52	23	- 55.8%
Median Sales Price*	\$215,350	<b>\$245,775</b>	+ 14.1%	\$210,500	<b>\$237,000</b>	+ 12.6%
Average Sales Price*	\$229,666	<b>\$259,329</b>	+ 12.9%	\$217,345	<b>\$248,726</b>	+ 14.4%
Percent of Original List Price Received*	98.3%	<b>101.9%</b>	+ 3.7%	96.8%	<b>101.9%</b>	+ 5.3%
Inventory of Homes for Sale	84	22	- 73.8%	—	—	—
Months Supply of Inventory	1.7	0.5	- 70.6%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	2	11	+ 450.0%	10	29	+ 190.0%
Pending Sales	2	9	+ 350.0%	8	21	+ 162.5%
Closed Sales	6	11	+ 83.3%	7	16	+ 128.6%
Days on Market Until Sale	42	43	+ 2.4%	42	40	- 4.8%
Median Sales Price*	\$238,500	<b>\$397,500</b>	+ 66.7%	\$239,500	<b>\$305,650</b>	+ 27.6%
Average Sales Price*	\$297,957	<b>\$371,564</b>	+ 24.7%	\$321,820	<b>\$355,156</b>	+ 10.4%
Percent of Original List Price Received*	99.3%	<b>100.7%</b>	+ 1.4%	99.1%	<b>99.7%</b>	+ 0.6%
Inventory of Homes for Sale	10	20	+ 100.0%	—	—	—
Months Supply of Inventory	1.9	2.6	+ 36.8%	—	—	—

\* 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.

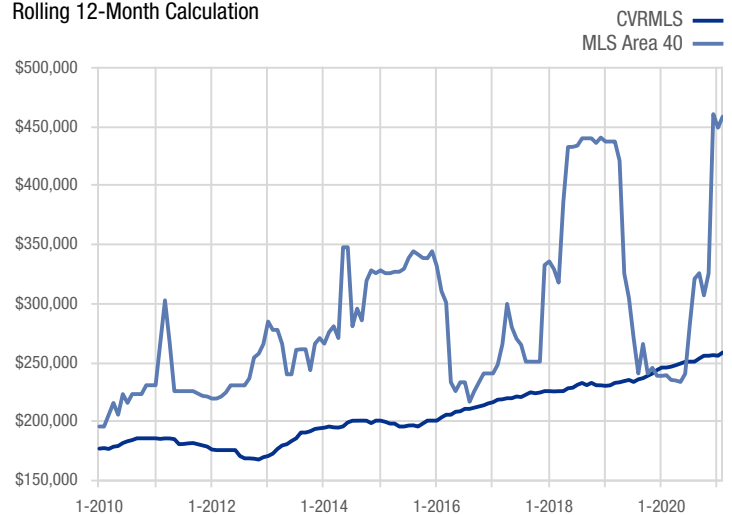
### Median Sales Price - Single-Family

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.