

# Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Henrico County

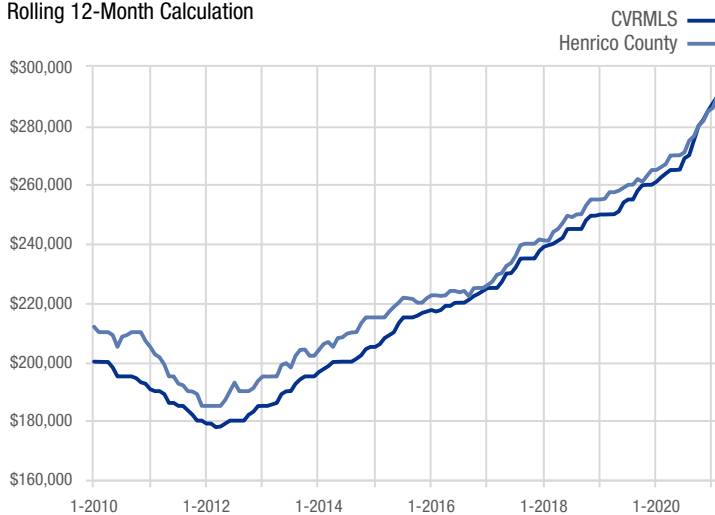
Single Family Key Metrics	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	374	<b>247</b>	- 34.0%	697	<b>531</b>	- 23.8%
Pending Sales	323	<b>238</b>	- 26.3%	615	<b>516</b>	- 16.1%
Closed Sales	229	<b>199</b>	- 13.1%	448	<b>461</b>	+ 2.9%
Days on Market Until Sale	48	<b>18</b>	- 62.5%	43	<b>18</b>	- 58.1%
Median Sales Price*	\$267,000	<b>\$310,000</b>	+ 16.1%	\$257,000	<b>\$304,000</b>	+ 18.3%
Average Sales Price*	\$319,365	<b>\$339,520</b>	+ 6.3%	\$325,860	<b>\$339,678</b>	+ 4.2%
Percent of Original List Price Received*	97.9%	<b>102.2%</b>	+ 4.4%	97.5%	<b>101.8%</b>	+ 4.4%
Inventory of Homes for Sale	414	<b>148</b>	- 64.3%	—	—	—
Months Supply of Inventory	1.2	<b>0.4</b>	- 66.7%	—	—	—

Condo/Town Key Metrics	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	114	<b>106</b>	- 7.0%	210	<b>219</b>	+ 4.3%
Pending Sales	98	<b>106</b>	+ 8.2%	202	<b>201</b>	- 0.5%
Closed Sales	89	<b>76</b>	- 14.6%	151	<b>148</b>	- 2.0%
Days on Market Until Sale	53	<b>21</b>	- 60.4%	48	<b>25</b>	- 47.9%
Median Sales Price*	\$200,000	<b>\$235,358</b>	+ 17.7%	\$220,000	<b>\$231,640</b>	+ 5.3%
Average Sales Price*	\$250,049	<b>\$273,427</b>	+ 9.3%	\$262,392	<b>\$263,941</b>	+ 0.6%
Percent of Original List Price Received*	98.7%	<b>100.7%</b>	+ 2.0%	98.2%	<b>100.2%</b>	+ 2.0%
Inventory of Homes for Sale	180	<b>94</b>	- 47.8%	—	—	—
Months Supply of Inventory	1.8	<b>0.9</b>	- 50.0%	—	—	—

\* 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.

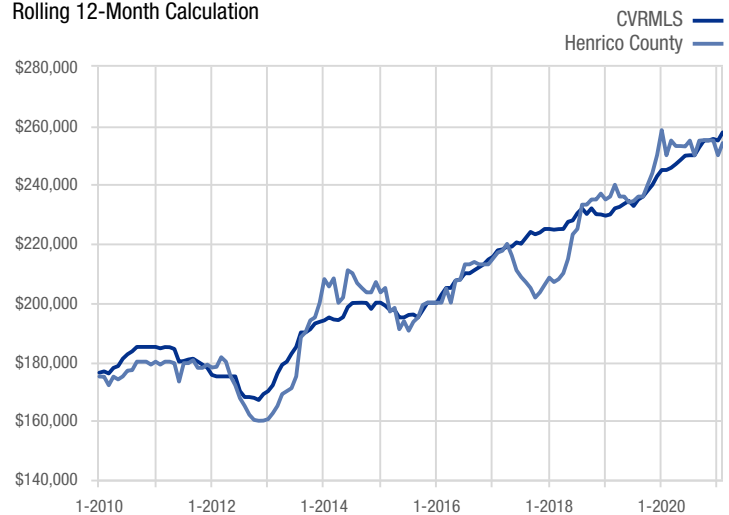
### Median Sales Price - Single-Family

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.