

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

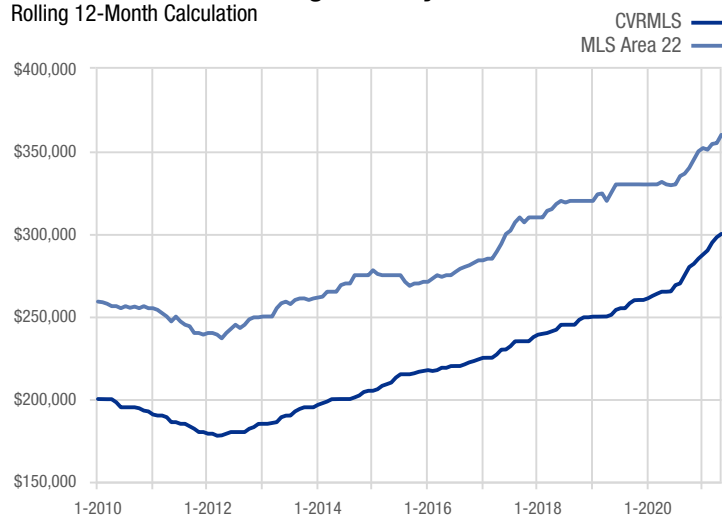
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	114	127	+ 11.4%	568	549	- 3.3%
Pending Sales	126	135	+ 7.1%	507	510	+ 0.6%
Closed Sales	115	109	- 5.2%	416	425	+ 2.2%
Days on Market Until Sale	15	9	- 40.0%	24	15	- 37.5%
Median Sales Price*	\$330,000	\$420,000	+ 27.3%	\$340,000	\$375,000	+ 10.3%
Average Sales Price*	\$388,720	\$504,523	+ 29.8%	\$419,651	\$455,999	+ 8.7%
Percent of Original List Price Received*	99.5%	108.0%	+ 8.5%	99.3%	104.8%	+ 5.5%
Inventory of Homes for Sale	94	59	- 37.2%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	41	44	+ 7.3%	208	215	+ 3.4%
Pending Sales	34	42	+ 23.5%	190	208	+ 9.5%
Closed Sales	29	44	+ 51.7%	168	179	+ 6.5%
Days on Market Until Sale	70	59	- 15.7%	59	46	- 22.0%
Median Sales Price*	\$263,225	\$386,000	+ 46.6%	\$277,000	\$304,000	+ 9.7%
Average Sales Price*	\$303,815	\$405,433	+ 33.4%	\$321,888	\$350,593	+ 8.9%
Percent of Original List Price Received*	100.0%	104.1%	+ 4.1%	98.9%	102.3%	+ 3.4%
Inventory of Homes for Sale	87	39	- 55.2%	—	—	—
Months Supply of Inventory	2.4	0.9	- 62.5%	—	—	—

* 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.

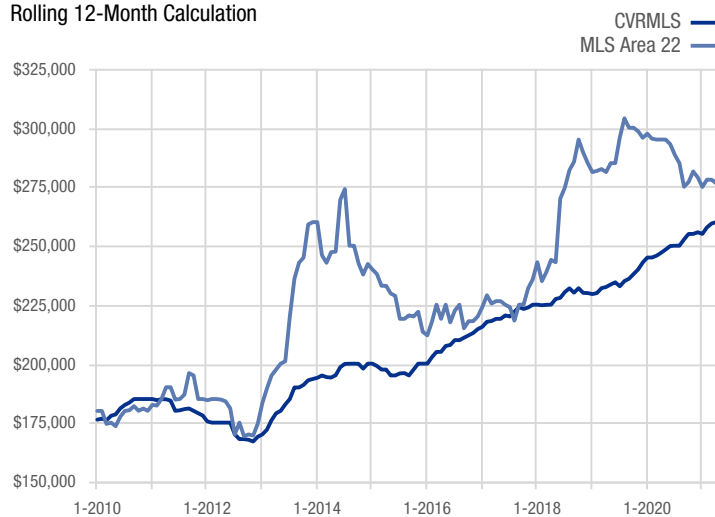
Median Sales Price - Single-Family

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.