

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

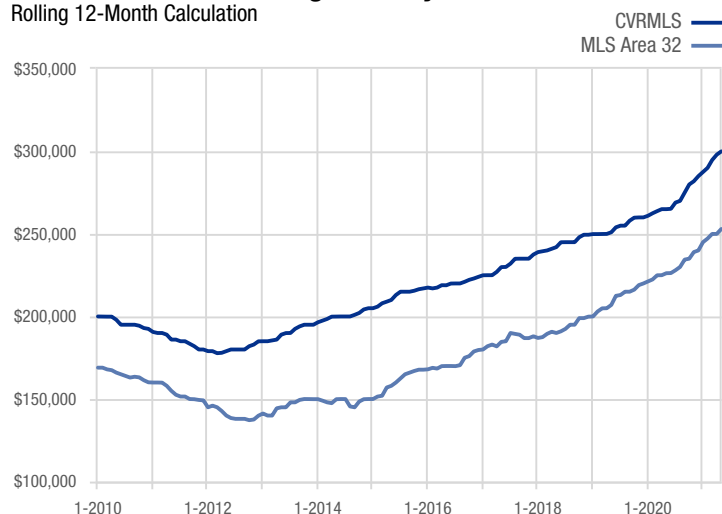
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	41	55	+ 34.1%	233	242	+ 3.9%
Pending Sales	38	65	+ 71.1%	223	222	- 0.4%
Closed Sales	47	51	+ 8.5%	214	204	- 4.7%
Days on Market Until Sale	8	5	- 37.5%	19	9	- 52.6%
Median Sales Price*	\$230,750	\$272,000	+ 17.9%	\$230,000	\$265,000	+ 15.2%
Average Sales Price*	\$237,246	\$273,390	+ 15.2%	\$235,574	\$270,212	+ 14.7%
Percent of Original List Price Received*	101.2%	105.8%	+ 4.5%	99.6%	104.2%	+ 4.6%
Inventory of Homes for Sale	38	26	- 31.6%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	16	16	0.0%	71	71	0.0%
Pending Sales	16	13	- 18.8%	63	68	+ 7.9%
Closed Sales	16	9	- 43.8%	54	55	+ 1.9%
Days on Market Until Sale	54	4	- 92.6%	46	15	- 67.4%
Median Sales Price*	\$143,250	\$311,211	+ 117.3%	\$221,097	\$218,000	- 1.4%
Average Sales Price*	\$181,838	\$247,369	+ 36.0%	\$198,666	\$218,240	+ 9.9%
Percent of Original List Price Received*	97.3%	103.4%	+ 6.3%	98.2%	101.7%	+ 3.6%
Inventory of Homes for Sale	27	13	- 51.9%	—	—	—
Months Supply of Inventory	2.7	0.9	- 66.7%	—	—	—

* 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.

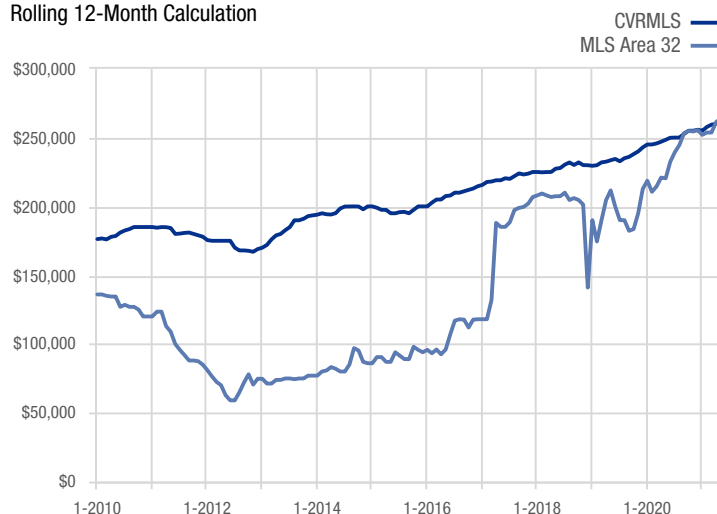
Median Sales Price - Single-Family

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.