

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

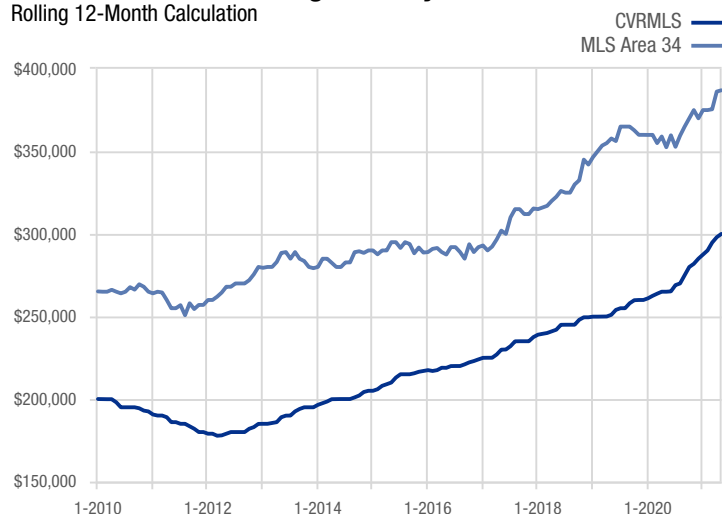
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	107	143	+ 33.6%	591	545	- 7.8%
Pending Sales	105	138	+ 31.4%	461	492	+ 6.7%
Closed Sales	101	110	+ 8.9%	383	414	+ 8.1%
Days on Market Until Sale	16	13	- 18.8%	34	16	- 52.9%
Median Sales Price*	\$349,500	\$380,000	+ 8.7%	\$350,775	\$394,750	+ 12.5%
Average Sales Price*	\$384,761	\$458,637	+ 19.2%	\$394,290	\$438,053	+ 11.1%
Percent of Original List Price Received*	100.4%	105.5%	+ 5.1%	99.5%	103.1%	+ 3.6%
Inventory of Homes for Sale	160	62	- 61.3%	—	—	—
Months Supply of Inventory	1.8	0.6	- 66.7%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	36	51	+ 41.7%	195	201	+ 3.1%
Pending Sales	39	56	+ 43.6%	179	194	+ 8.4%
Closed Sales	31	34	+ 9.7%	165	149	- 9.7%
Days on Market Until Sale	25	7	- 72.0%	30	11	- 63.3%
Median Sales Price*	\$240,000	\$265,000	+ 10.4%	\$248,725	\$245,773	- 1.2%
Average Sales Price*	\$263,697	\$299,204	+ 13.5%	\$261,124	\$269,671	+ 3.3%
Percent of Original List Price Received*	102.5%	104.7%	+ 2.1%	100.1%	102.1%	+ 2.0%
Inventory of Homes for Sale	43	14	- 67.4%	—	—	—
Months Supply of Inventory	1.1	0.3	- 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.

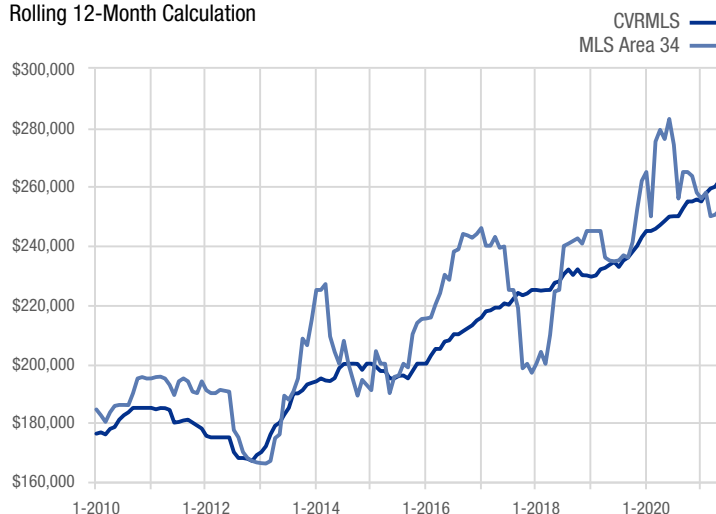
Median Sales Price - Single-Family

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.