

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

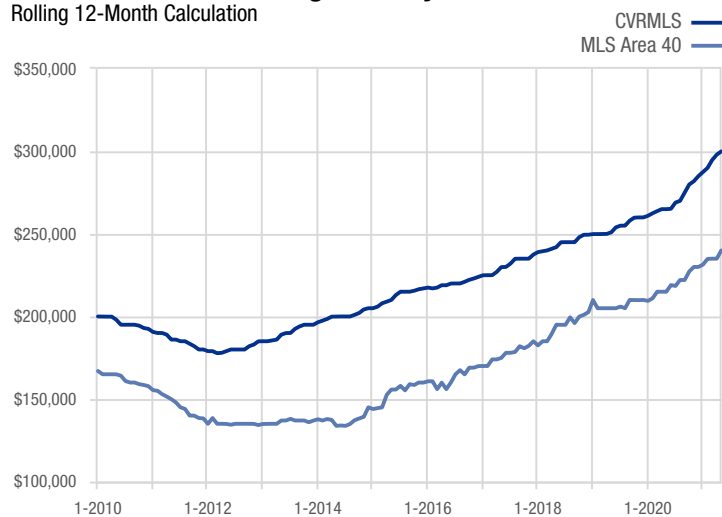
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	60	60	0.0%	273	256	- 6.2%
Pending Sales	53	65	+ 22.6%	245	248	+ 1.2%
Closed Sales	55	50	- 9.1%	209	208	- 0.5%
Days on Market Until Sale	35	6	- 82.9%	43	14	- 67.4%
Median Sales Price*	\$211,500	\$255,000	+ 20.6%	\$211,500	\$240,000	+ 13.5%
Average Sales Price*	\$221,334	\$264,276	+ 19.4%	\$222,451	\$256,989	+ 15.5%
Percent of Original List Price Received*	99.5%	104.3%	+ 4.8%	98.4%	103.4%	+ 5.1%
Inventory of Homes for Sale	62	27	- 56.5%	—	—	—
Months Supply of Inventory	1.3	0.6	- 53.8%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	7	11	+ 57.1%	41	66	+ 61.0%
Pending Sales	10	15	+ 50.0%	30	69	+ 130.0%
Closed Sales	1	9	+ 800.0%	14	48	+ 242.9%
Days on Market Until Sale	217	26	- 88.0%	44	30	- 31.8%
Median Sales Price*	\$1,425,000	\$449,900	- 68.4%	\$235,750	\$318,500	+ 35.1%
Average Sales Price*	\$1,425,000	\$389,393	- 72.7%	\$360,374	\$363,813	+ 1.0%
Percent of Original List Price Received*	87.7%	100.5%	+ 14.6%	97.9%	100.8%	+ 3.0%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	2.5	0.8	- 68.0%	—	—	—

* 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.

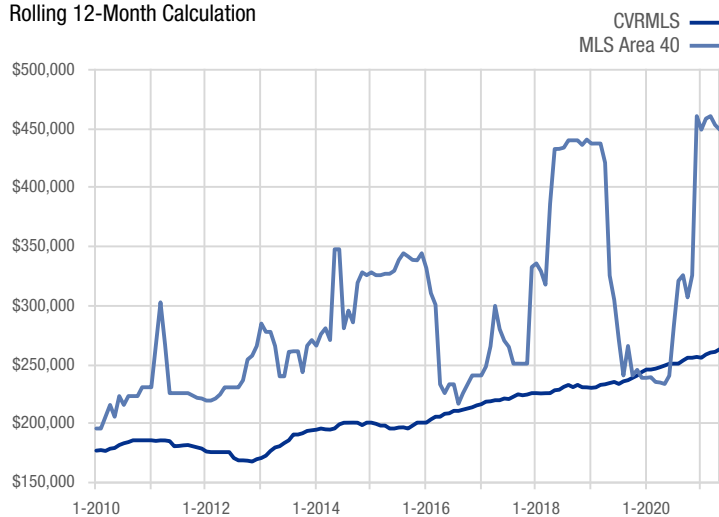
Median Sales Price - Single-Family

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.