

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

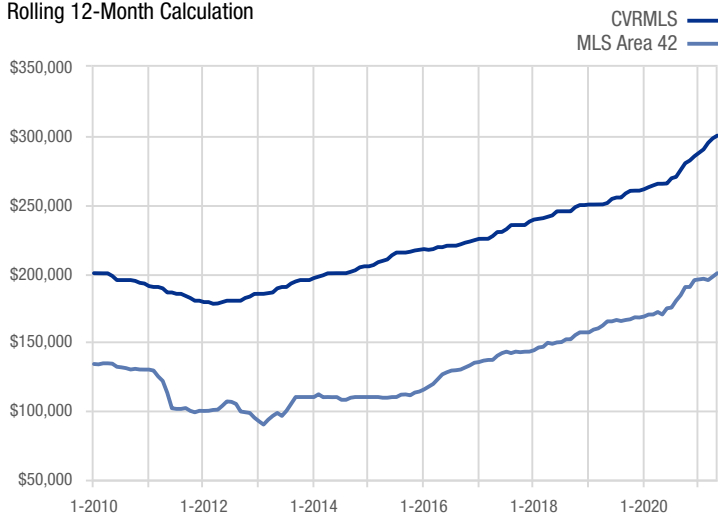
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	44	53	+ 20.5%	257	253	- 1.6%
Pending Sales	61	47	- 23.0%	245	215	- 12.2%
Closed Sales	30	60	+ 100.0%	186	185	- 0.5%
Days on Market Until Sale	17	9	- 47.1%	31	9	- 71.0%
Median Sales Price*	\$174,000	\$223,500	+ 28.4%	\$183,750	\$207,000	+ 12.7%
Average Sales Price*	\$181,594	\$220,913	+ 21.7%	\$187,406	\$211,327	+ 12.8%
Percent of Original List Price Received*	101.6%	105.2%	+ 3.5%	99.2%	102.8%	+ 3.6%
Inventory of Homes for Sale	41	36	- 12.2%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	4	14	+ 250.0%	18	62	+ 244.4%
Pending Sales	4	11	+ 175.0%	17	53	+ 211.8%
Closed Sales	2	10	+ 400.0%	18	58	+ 222.2%
Days on Market Until Sale	111	7	- 93.7%	35	5	- 85.7%
Median Sales Price*	\$168,225	\$237,485	+ 41.2%	\$161,750	\$218,188	+ 34.9%
Average Sales Price*	\$168,225	\$219,764	+ 30.6%	\$140,807	\$201,997	+ 43.5%
Percent of Original List Price Received*	98.7%	104.8%	+ 6.2%	99.0%	101.9%	+ 2.9%
Inventory of Homes for Sale	3	10	+ 233.3%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

* 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.

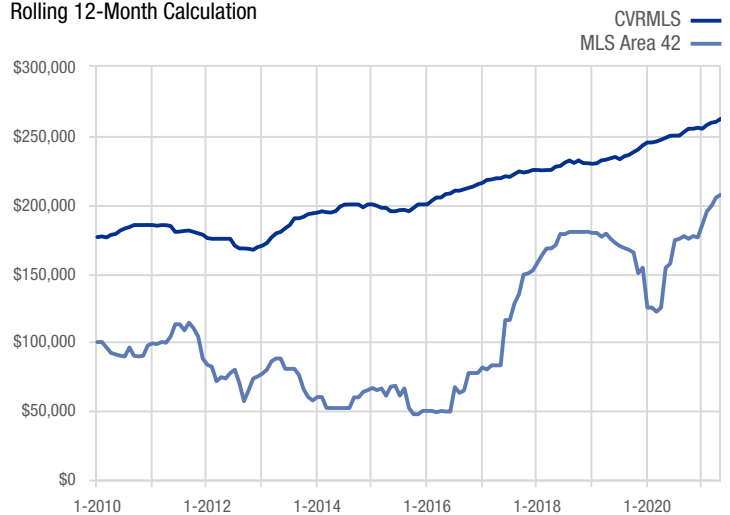
Median Sales Price - Single-Family

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.