

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

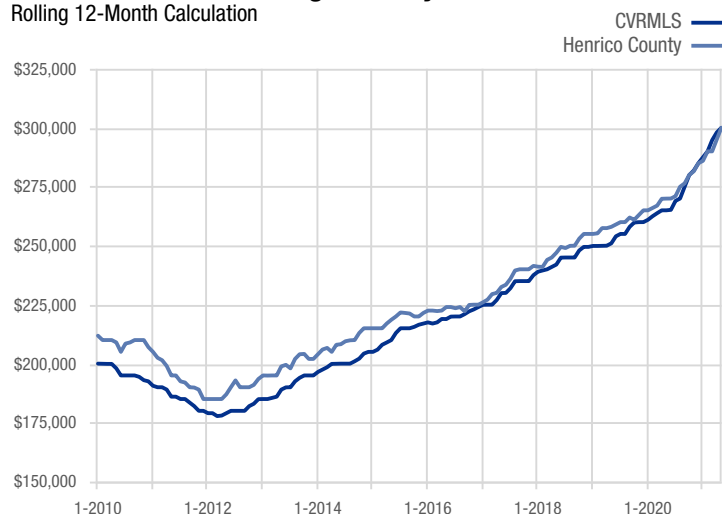
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	366	438	+ 19.7%	1,922	1,845	- 4.0%
Pending Sales	383	450	+ 17.5%	1,681	1,687	+ 0.4%
Closed Sales	348	380	+ 9.2%	1,408	1,436	+ 2.0%
Days on Market Until Sale	18	9	- 50.0%	30	14	- 53.3%
Median Sales Price*	\$275,000	\$325,000	+ 18.2%	\$270,000	\$312,000	+ 15.6%
Average Sales Price*	\$322,963	\$383,232	+ 18.7%	\$324,841	\$364,227	+ 12.1%
Percent of Original List Price Received*	100.2%	106.1%	+ 5.9%	99.2%	103.8%	+ 4.6%
Inventory of Homes for Sale	395	210	- 46.8%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	104	136	+ 30.8%	533	615	+ 15.4%
Pending Sales	103	137	+ 33.0%	479	592	+ 23.6%
Closed Sales	79	106	+ 34.2%	419	489	+ 16.7%
Days on Market Until Sale	52	30	- 42.3%	45	25	- 44.4%
Median Sales Price*	\$239,570	\$277,000	+ 15.6%	\$236,000	\$250,000	+ 5.9%
Average Sales Price*	\$273,747	\$338,429	+ 23.6%	\$275,509	\$294,531	+ 6.9%
Percent of Original List Price Received*	100.2%	104.0%	+ 3.8%	99.2%	102.0%	+ 2.8%
Inventory of Homes for Sale	173	84	- 51.4%	—	—	—
Months Supply of Inventory	1.8	0.7	- 61.1%	—	—	—

* 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.

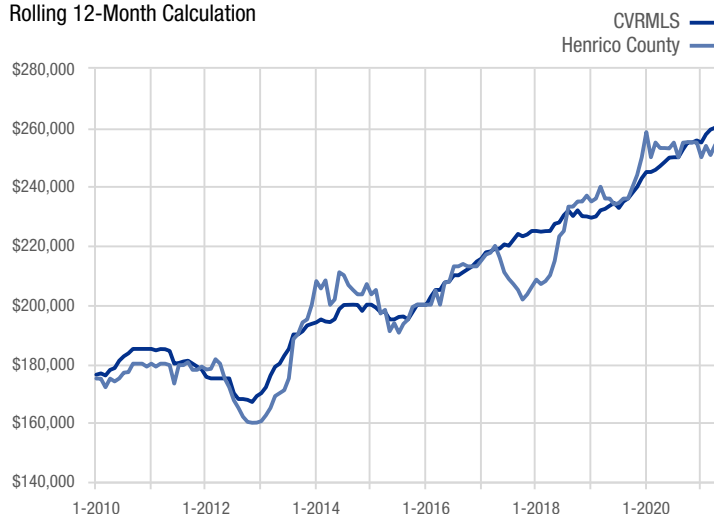
Median Sales Price - Single-Family

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.