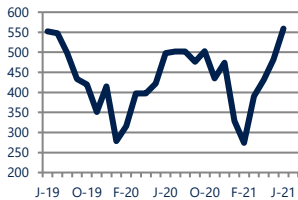




Focus On: **Henrico County Housing Market**

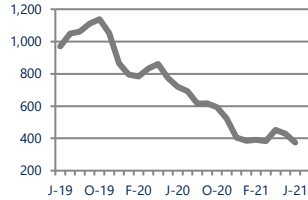
June 2021

**Units Sold**  
559



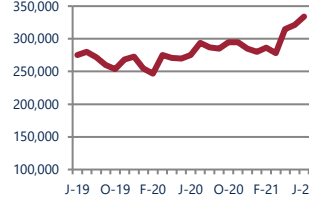
**Up 12%**  
Vs. Year Ago

**Active Inventory**  
374



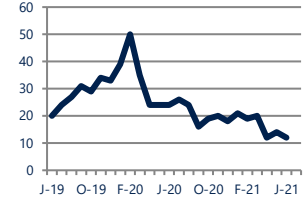
**Down -48%**  
Vs. Year Ago

**Median Sale Price**  
\$334,000



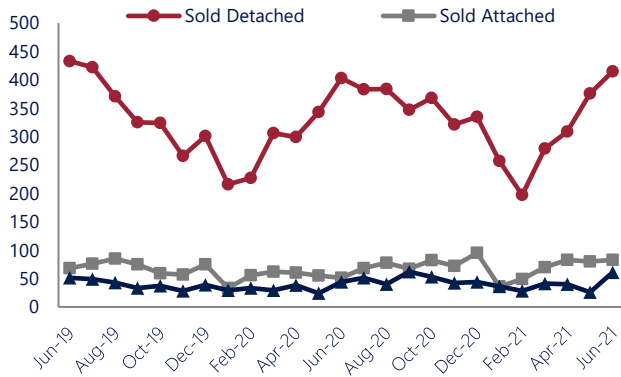
**Up 21%**  
Vs. Year Ago

**Days On Market**  
12



**Down -50%**  
Vs. Year Ago

**Units Sold\***



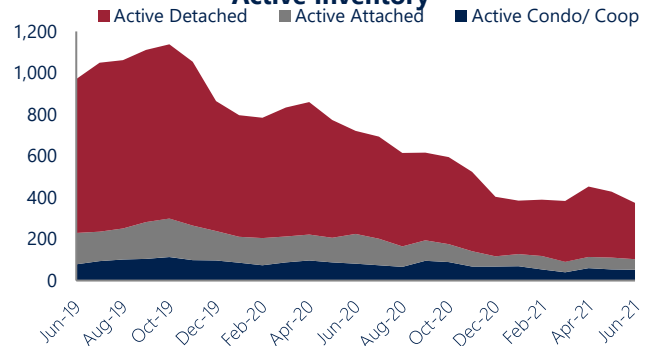
**Units Sold**

There was an increase in total units sold in June, with 559 sold this month in Henrico County versus 482 last month, an increase of 16%. This month's total units sold was higher than at this time last year, an increase of 12% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 347 units or 48%. The total number of active inventory this June was 374 compared to 721 in June 2020. This month's total of 374 is lower than the previous month's total supply of available inventory of 428, a decrease of 13%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Henrico County Homes was \$275,000. This June, the median sale price was \$334,000, an increase of 21% or \$59,000 compared to last year. The current median sold price is 4% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.



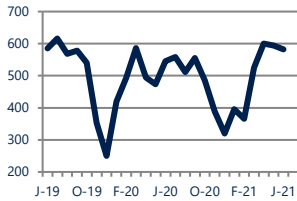


Focus On: **Henrico County Housing Market**

June 2021

**New Listings**

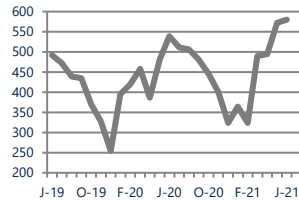
**582**



**Up 7%**  
Vs. Year Ago

**Current Contracts**

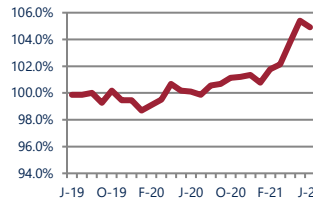
**580**



**Up 8%**  
Vs. Year Ago

**Sold Vs. List Price**

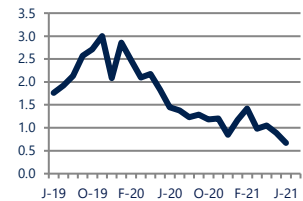
**104.9%**



**Up 4.8%**  
Vs. Year Ago

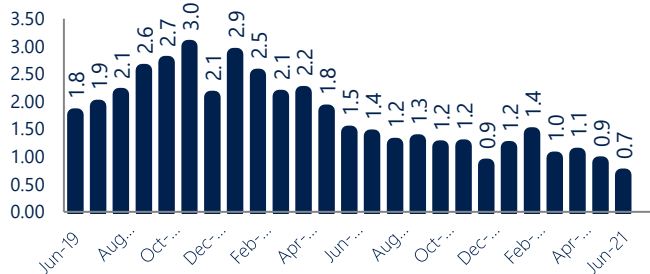
**Months of Supply**

**0.7**



**Down -54%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

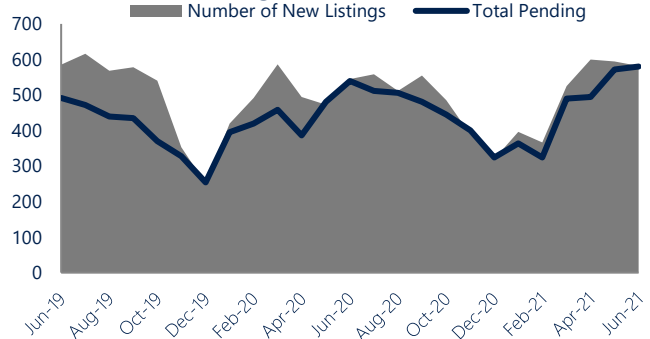
In June, there was 0.7 months of supply available in Henrico County, compared to 1.4 in June 2020. That is a decrease of 54% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

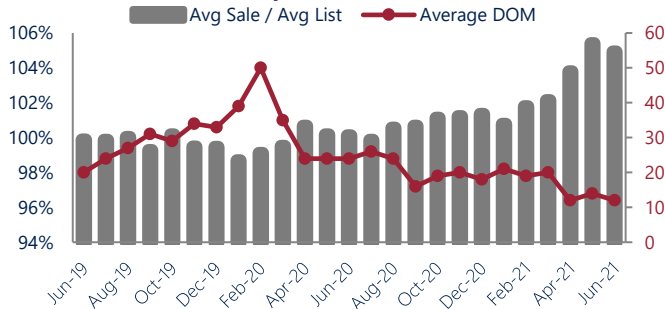
**New Listings & Current Contracts**

This month there were 582 homes newly listed for sale in Henrico County compared to 545 in June 2020, an increase of 7%. There were 580 current contracts pending sale this June compared to 539 a year ago. The number of current contracts is 8% higher than last June.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In June, the average sale price in Henrico County was 104.9% of the average list price, which is 4.8% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 12, lower than the average last year, which was 24, a decrease of 50%.



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