

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

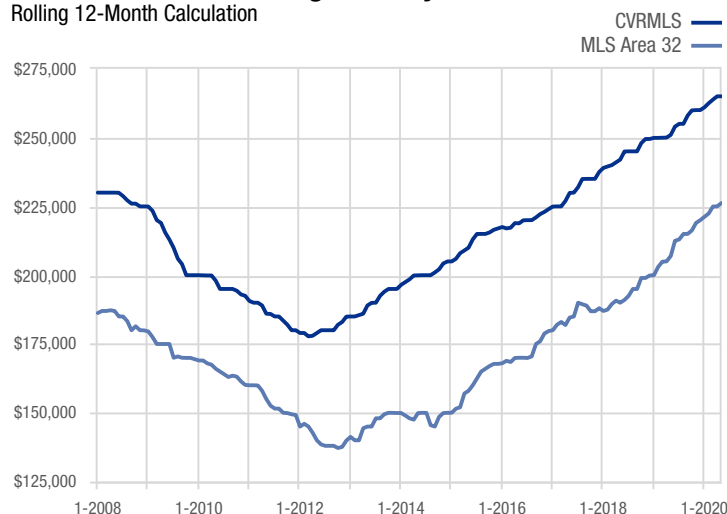
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	66	39	- 40.9%	255	231	- 9.4%
Pending Sales	60	41	- 31.7%	226	228	+ 0.9%
Closed Sales	51	47	- 7.8%	195	214	+ 9.7%
Days on Market Until Sale	17	8	- 52.9%	27	19	- 29.6%
Median Sales Price*	\$217,975	\$230,750	+ 5.9%	\$216,822	\$230,000	+ 6.1%
Average Sales Price*	\$210,499	\$237,246	+ 12.7%	\$214,856	\$235,574	+ 9.6%
Percent of Original List Price Received*	99.4%	101.2%	+ 1.8%	98.6%	99.6%	+ 1.0%
Inventory of Homes for Sale	57	29	- 49.1%	—	—	—
Months Supply of Inventory	1.4	0.7	- 50.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	19	16	- 15.8%	60	71	+ 18.3%
Pending Sales	18	17	- 5.6%	45	65	+ 44.4%
Closed Sales	4	16	+ 300.0%	27	54	+ 100.0%
Days on Market Until Sale	8	54	+ 575.0%	34	46	+ 35.3%
Median Sales Price*	\$177,000	\$143,250	- 19.1%	\$216,300	\$221,097	+ 2.2%
Average Sales Price*	\$178,931	\$181,838	+ 1.6%	\$202,533	\$198,666	- 1.9%
Percent of Original List Price Received*	100.5%	97.3%	- 3.2%	100.3%	98.2%	- 2.1%
Inventory of Homes for Sale	14	23	+ 64.3%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

* 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.

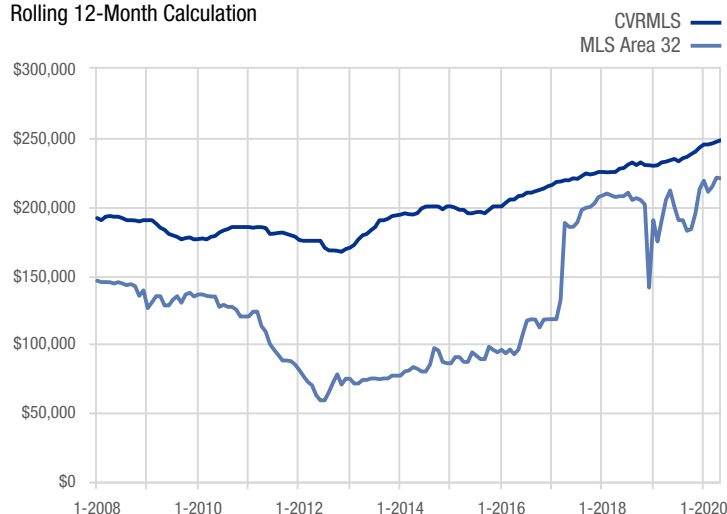
Median Sales Price - Single-Family

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.