

Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

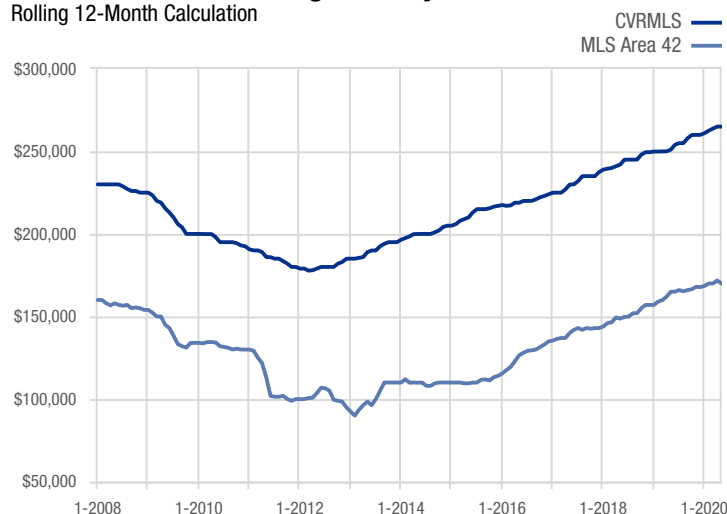
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	46	43	- 6.5%	233	255	+ 9.4%
Pending Sales	45	65	+ 44.4%	197	250	+ 26.9%
Closed Sales	52	30	- 42.3%	163	186	+ 14.1%
Days on Market Until Sale	52	17	- 67.3%	47	31	- 34.0%
Median Sales Price*	\$181,250	\$174,000	- 4.0%	\$172,750	\$183,750	+ 6.4%
Average Sales Price*	\$179,200	\$181,594	+ 1.3%	\$168,602	\$187,406	+ 11.2%
Percent of Original List Price Received*	98.4%	101.6%	+ 3.3%	97.5%	99.2%	+ 1.7%
Inventory of Homes for Sale	63	31	- 50.8%	—	—	—
Months Supply of Inventory	1.7	0.7	- 58.8%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	11	4	- 63.6%	36	18	- 50.0%
Pending Sales	5	4	- 20.0%	26	19	- 26.9%
Closed Sales	11	2	- 81.8%	31	18	- 41.9%
Days on Market Until Sale	11	111	+ 909.1%	35	35	0.0%
Median Sales Price*	\$106,000	\$168,225	+ 58.7%	\$167,495	\$161,750	- 3.4%
Average Sales Price*	\$112,723	\$168,225	+ 49.2%	\$135,859	\$140,807	+ 3.6%
Percent of Original List Price Received*	98.2%	98.7%	+ 0.5%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	13	3	- 76.9%	—	—	—
Months Supply of Inventory	2.3	0.7	- 69.6%	—	—	—

* 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.

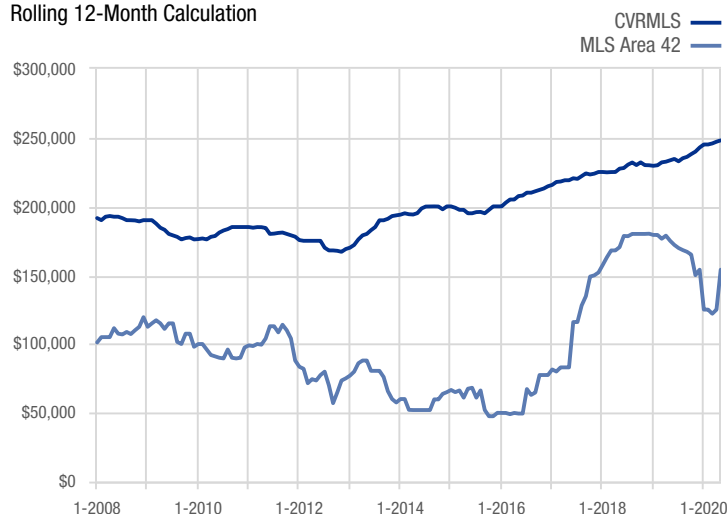
Median Sales Price - Single-Family

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.