

# Local Market Update – May 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Henrico County

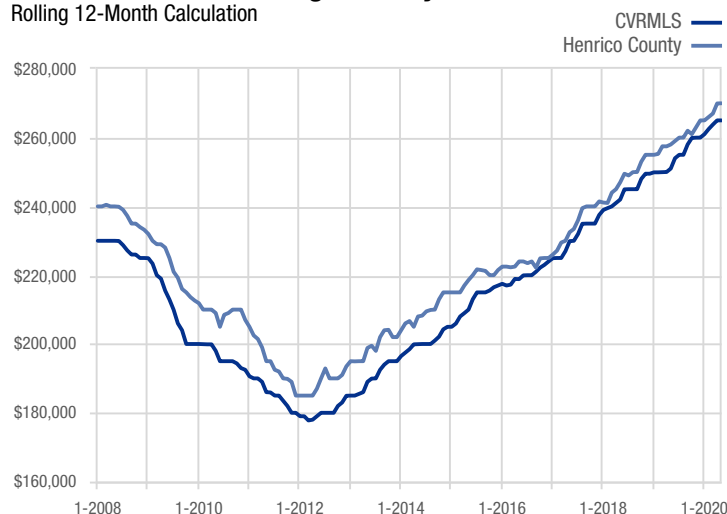
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	520	360	- 30.8%	2,208	1,915	- 13.3%
Pending Sales	426	407	- 4.5%	1,758	1,714	- 2.5%
Closed Sales	404	346	- 14.4%	1,400	1,406	+ 0.4%
Days on Market Until Sale	26	17	- 34.6%	34	30	- 11.8%
Median Sales Price*	\$268,300	\$275,000	+ 2.5%	\$258,970	\$270,000	+ 4.3%
Average Sales Price*	\$316,137	\$321,928	+ 1.8%	\$305,833	\$324,588	+ 6.1%
Percent of Original List Price Received*	99.3%	100.1%	+ 0.8%	98.4%	99.2%	+ 0.8%
Inventory of Homes for Sale	625	344	- 45.0%	—	—	—
Months Supply of Inventory	2.0	1.1	- 45.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	146	102	- 30.1%	642	531	- 17.3%
Pending Sales	122	109	- 10.7%	558	490	- 12.2%
Closed Sales	120	78	- 35.0%	456	417	- 8.6%
Days on Market Until Sale	27	48	+ 77.8%	36	44	+ 22.2%
Median Sales Price*	\$238,500	\$239,140	+ 0.3%	\$223,700	\$235,000	+ 5.1%
Average Sales Price*	\$277,516	\$272,851	- 1.7%	\$275,676	\$275,421	- 0.1%
Percent of Original List Price Received*	98.7%	100.1%	+ 1.4%	99.3%	99.2%	- 0.1%
Inventory of Homes for Sale	186	142	- 23.7%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

\* 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.

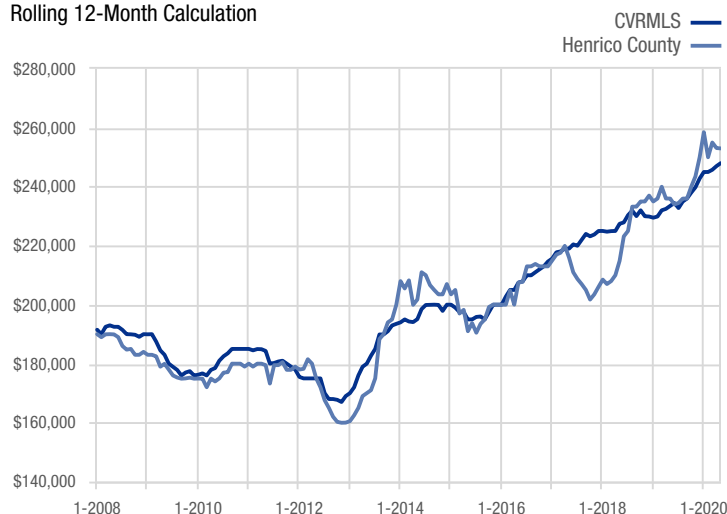
### Median Sales Price - Single-Family

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.