

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

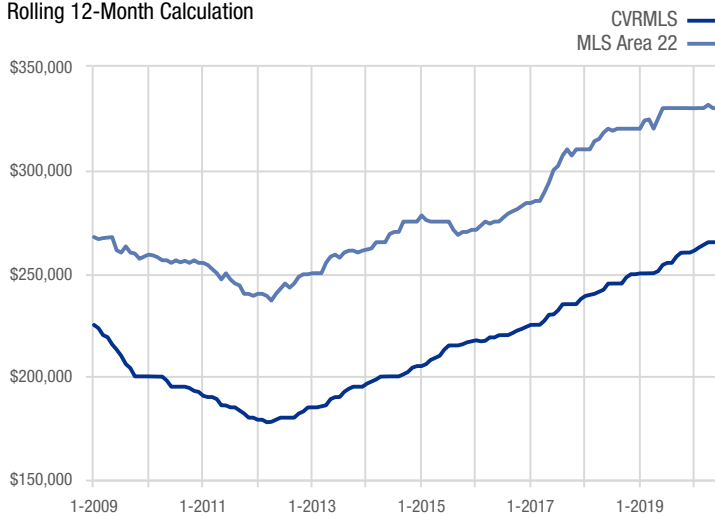
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	129	124	- 3.9%	819	692	- 15.5%
Pending Sales	122	115	- 5.7%	687	622	- 9.5%
Closed Sales	148	126	- 14.9%	583	541	- 7.2%
Days on Market Until Sale	18	17	- 5.6%	27	23	- 14.8%
Median Sales Price*	\$361,000	\$347,250	- 3.8%	\$341,500	\$341,000	- 0.1%
Average Sales Price*	\$417,641	\$401,857	- 3.8%	\$387,957	\$415,468	+ 7.1%
Percent of Original List Price Received*	98.9%	100.4%	+ 1.5%	98.6%	99.5%	+ 0.9%
Inventory of Homes for Sale	150	88	- 41.3%	—	—	—
Months Supply of Inventory	1.5	0.9	- 40.0%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	52	50	- 3.8%	283	258	- 8.8%
Pending Sales	44	47	+ 6.8%	255	239	- 6.3%
Closed Sales	40	37	- 7.5%	223	203	- 9.0%
Days on Market Until Sale	39	28	- 28.2%	43	52	+ 20.9%
Median Sales Price*	\$296,468	\$201,500	- 32.0%	\$276,000	\$243,250	- 11.9%
Average Sales Price*	\$317,694	\$267,163	- 15.9%	\$315,332	\$312,142	- 1.0%
Percent of Original List Price Received*	98.9%	100.6%	+ 1.7%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	88	68	- 22.7%	—	—	—
Months Supply of Inventory	2.2	1.8	- 18.2%	—	—	—

* 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.

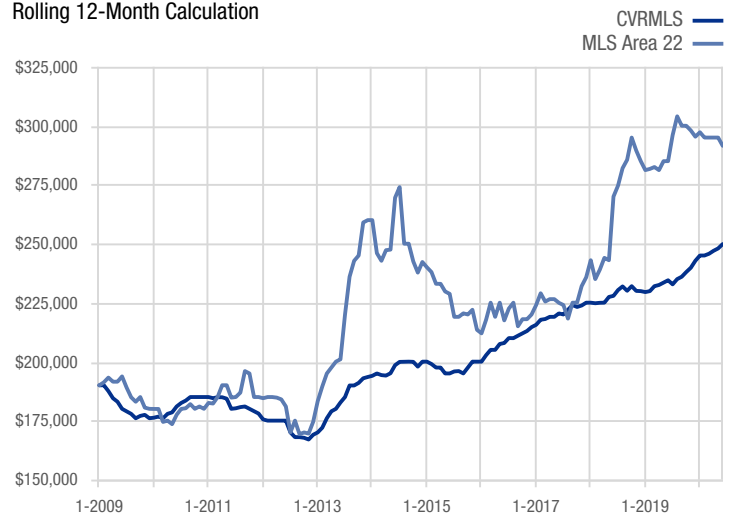
Median Sales Price - Single-Family

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.