

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

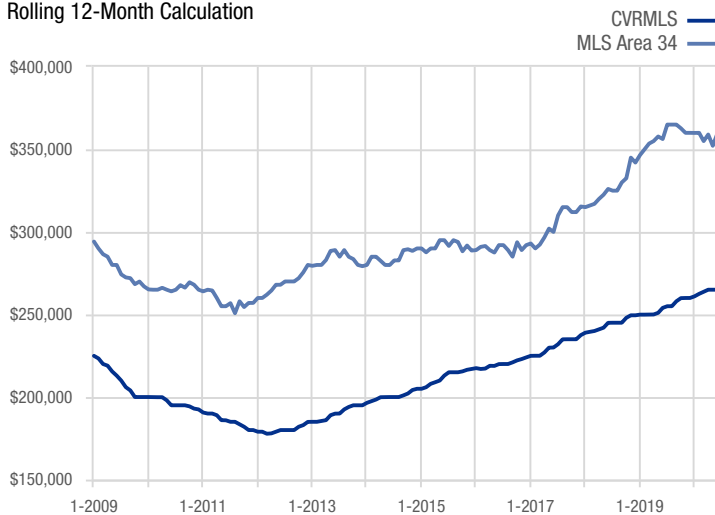
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	148	127	- 14.2%	841	718	- 14.6%
Pending Sales	122	158	+ 29.5%	643	621	- 3.4%
Closed Sales	137	105	- 23.4%	526	487	- 7.4%
Days on Market Until Sale	18	27	+ 50.0%	30	32	+ 6.7%
Median Sales Price*	\$325,000	\$407,475	+ 25.4%	\$361,000	\$359,500	- 0.4%
Average Sales Price*	\$372,432	\$417,754	+ 12.2%	\$383,596	\$398,736	+ 3.9%
Percent of Original List Price Received*	100.5%	98.8%	- 1.7%	99.6%	99.3%	- 0.3%
Inventory of Homes for Sale	223	106	- 52.5%	—	—	—
Months Supply of Inventory	2.5	1.2	- 52.0%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	57	60	+ 5.3%	341	255	- 25.2%
Pending Sales	49	53	+ 8.2%	294	234	- 20.4%
Closed Sales	51	36	- 29.4%	241	201	- 16.6%
Days on Market Until Sale	21	18	- 14.3%	25	28	+ 12.0%
Median Sales Price*	\$212,250	\$245,000	+ 15.4%	\$220,750	\$246,250	+ 11.6%
Average Sales Price*	\$242,028	\$262,695	+ 8.5%	\$254,439	\$261,407	+ 2.7%
Percent of Original List Price Received*	99.3%	98.8%	- 0.5%	98.8%	99.8%	+ 1.0%
Inventory of Homes for Sale	69	41	- 40.6%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

* 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.

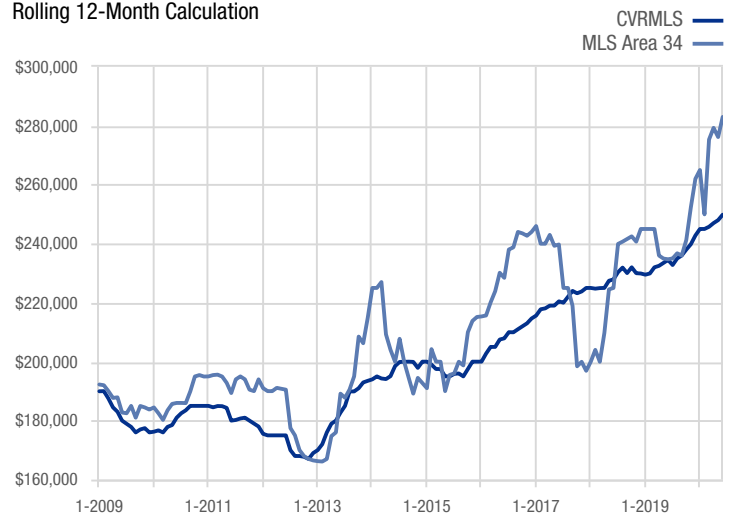
Median Sales Price - Single-Family

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.