

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

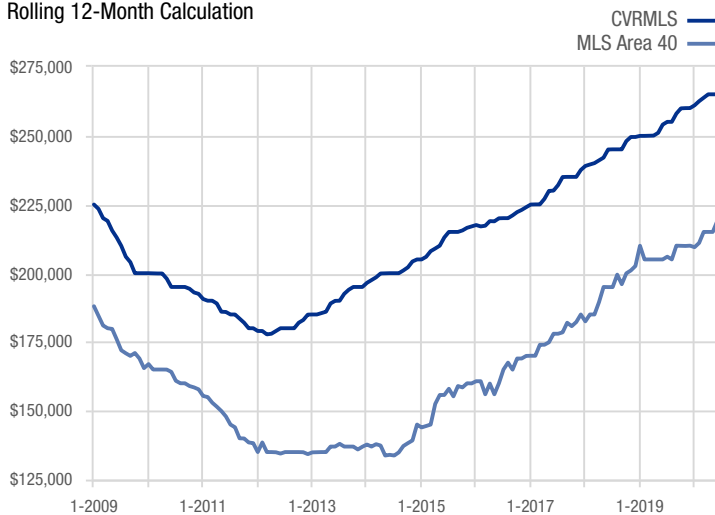
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	63	50	- 20.6%	400	323	- 19.3%
Pending Sales	54	60	+ 11.1%	303	308	+ 1.7%
Closed Sales	44	58	+ 31.8%	262	267	+ 1.9%
Days on Market Until Sale	15	31	+ 106.7%	36	40	+ 11.1%
Median Sales Price*	\$215,000	\$226,500	+ 5.3%	\$205,000	\$215,000	+ 4.9%
Average Sales Price*	\$202,707	\$244,674	+ 20.7%	\$200,675	\$227,333	+ 13.3%
Percent of Original List Price Received*	97.9%	100.1%	+ 2.2%	97.1%	98.8%	+ 1.8%
Inventory of Homes for Sale	115	44	- 61.7%	—	—	—
Months Supply of Inventory	2.4	0.9	- 62.5%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	8	11	+ 37.5%	39	52	+ 33.3%
Pending Sales	4	6	+ 50.0%	35	36	+ 2.9%
Closed Sales	10	2	- 80.0%	35	16	- 54.3%
Days on Market Until Sale	24	16	- 33.3%	53	40	- 24.5%
Median Sales Price*	\$214,253	\$340,000	+ 58.7%	\$231,725	\$238,500	+ 2.9%
Average Sales Price*	\$274,992	\$340,000	+ 23.6%	\$348,945	\$357,828	+ 2.5%
Percent of Original List Price Received*	98.6%	98.6%	0.0%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	8	17	+ 112.5%	—	—	—
Months Supply of Inventory	1.5	3.1	+ 106.7%	—	—	—

* 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.

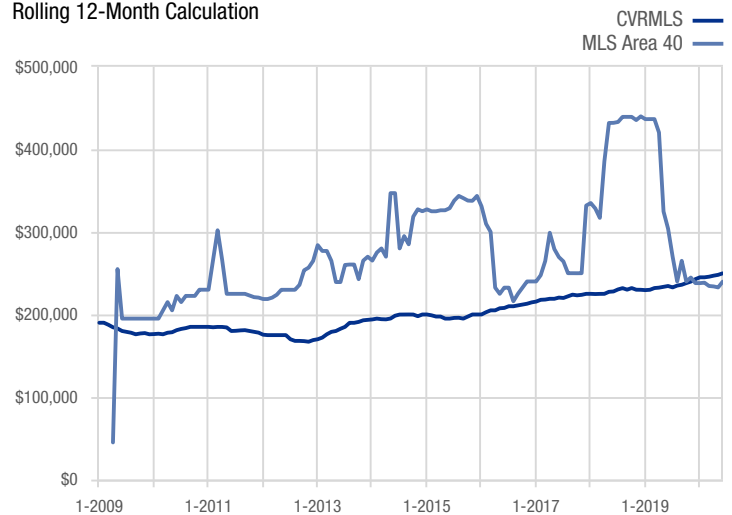
Median Sales Price - Single-Family

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.