

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

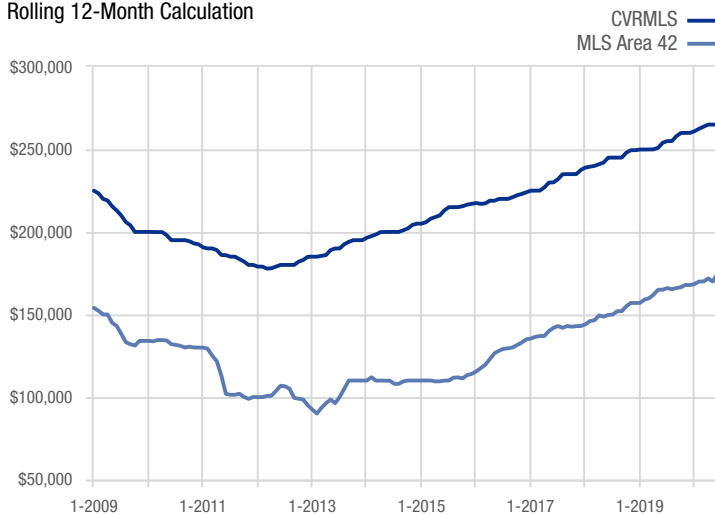
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	55	43	- 21.8%	288	299	+ 3.8%
Pending Sales	39	49	+ 25.6%	236	297	+ 25.8%
Closed Sales	42	70	+ 66.7%	205	256	+ 24.9%
Days on Market Until Sale	25	29	+ 16.0%	42	30	- 28.6%
Median Sales Price*	\$156,000	\$188,000	+ 20.5%	\$170,000	\$184,000	+ 8.2%
Average Sales Price*	\$160,196	\$194,509	+ 21.4%	\$166,872	\$189,287	+ 13.4%
Percent of Original List Price Received*	99.5%	99.2%	- 0.3%	97.9%	99.2%	+ 1.3%
Inventory of Homes for Sale	72	24	- 66.7%	—	—	—
Months Supply of Inventory	2.0	0.5	- 75.0%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	6	17	+ 183.3%	42	35	- 16.7%
Pending Sales	8	10	+ 25.0%	34	28	- 17.6%
Closed Sales	2	5	+ 150.0%	33	23	- 30.3%
Days on Market Until Sale	8	8	0.0%	33	29	- 12.1%
Median Sales Price*	\$129,531	\$182,900	+ 41.2%	\$163,995	\$163,500	- 0.3%
Average Sales Price*	\$129,531	\$156,580	+ 20.9%	\$135,463	\$144,236	+ 6.5%
Percent of Original List Price Received*	101.5%	104.0%	+ 2.5%	98.5%	100.1%	+ 1.6%
Inventory of Homes for Sale	9	8	- 11.1%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

* 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.

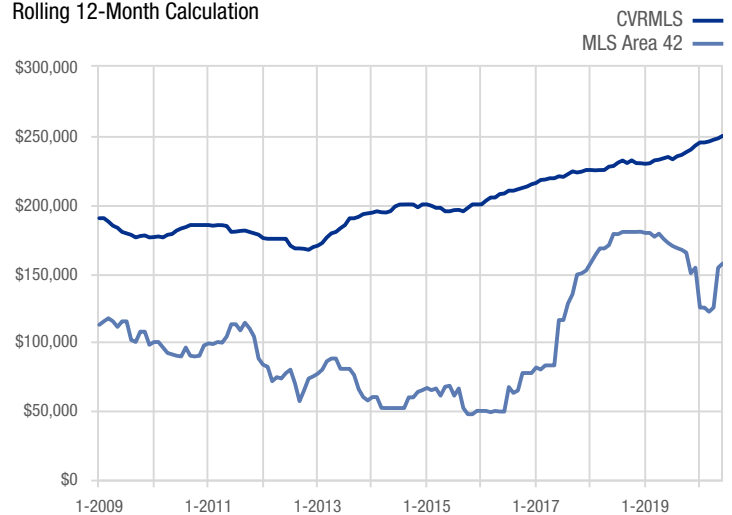
Median Sales Price - Single-Family

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.