

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

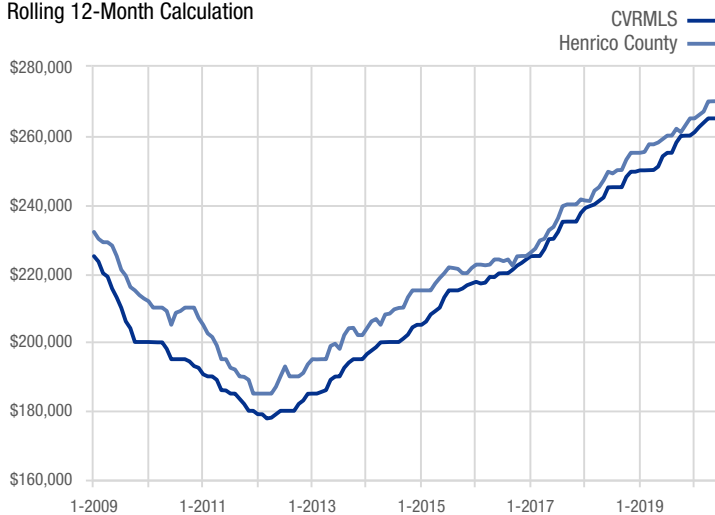
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	452	377	- 16.6%	2,660	2,298	- 13.6%
Pending Sales	385	430	+ 11.7%	2,143	2,120	- 1.1%
Closed Sales	437	404	- 7.6%	1,837	1,810	- 1.5%
Days on Market Until Sale	17	23	+ 35.3%	30	28	- 6.7%
Median Sales Price*	\$282,418	\$289,998	+ 2.7%	\$263,000	\$273,000	+ 3.8%
Average Sales Price*	\$328,859	\$330,094	+ 0.4%	\$311,349	\$325,816	+ 4.6%
Percent of Original List Price Received*	99.5%	100.0%	+ 0.5%	98.6%	99.4%	+ 0.8%
Inventory of Homes for Sale	619	279	- 54.9%	—	—	—
Months Supply of Inventory	2.0	0.9	- 55.0%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	139	158	+ 13.7%	781	691	- 11.5%
Pending Sales	117	140	+ 19.7%	675	625	- 7.4%
Closed Sales	119	94	- 21.0%	575	511	- 11.1%
Days on Market Until Sale	27	27	0.0%	35	41	+ 17.1%
Median Sales Price*	\$218,250	\$221,500	+ 1.5%	\$221,500	\$235,000	+ 6.1%
Average Sales Price*	\$260,123	\$256,975	- 1.2%	\$272,439	\$272,014	- 0.2%
Percent of Original List Price Received*	99.4%	99.7%	+ 0.3%	99.3%	99.3%	0.0%
Inventory of Homes for Sale	192	152	- 20.8%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

* 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.

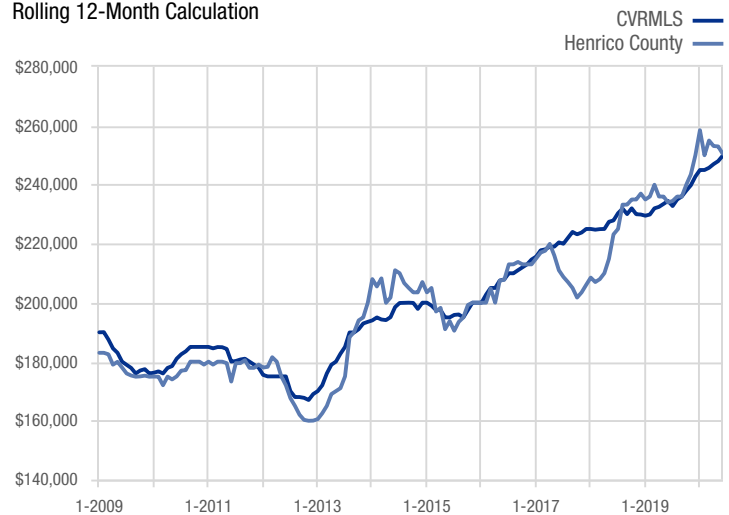
Median Sales Price - Single-Family

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.