

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

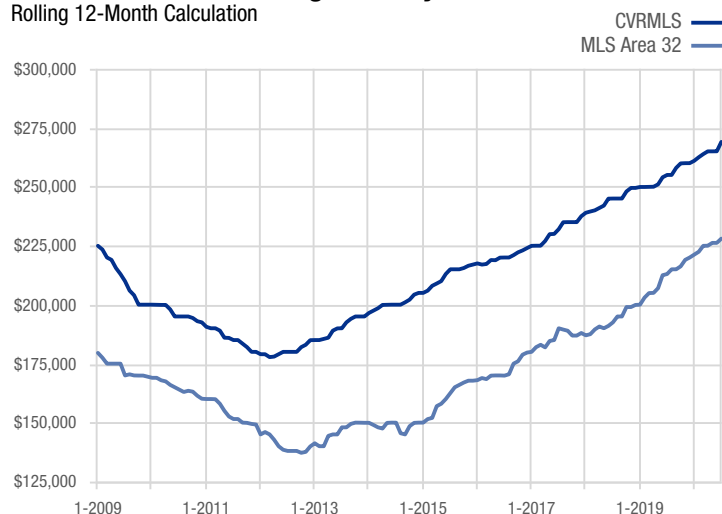
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	59	64	+ 8.5%	371	330	- 11.1%
Pending Sales	50	50	0.0%	324	319	- 1.5%
Closed Sales	43	35	- 18.6%	304	294	- 3.3%
Days on Market Until Sale	23	25	+ 8.7%	23	19	- 17.4%
Median Sales Price*	\$215,000	\$230,000	+ 7.0%	\$219,000	\$230,000	+ 5.0%
Average Sales Price*	\$214,035	\$236,541	+ 10.5%	\$217,868	\$236,150	+ 8.4%
Percent of Original List Price Received*	99.5%	101.6%	+ 2.1%	99.0%	100.3%	+ 1.3%
Inventory of Homes for Sale	58	29	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.7	- 46.2%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	9	15	+ 66.7%	85	106	+ 24.7%
Pending Sales	4	14	+ 250.0%	61	100	+ 63.9%
Closed Sales	5	18	+ 260.0%	48	87	+ 81.3%
Days on Market Until Sale	13	74	+ 469.2%	29	54	+ 86.2%
Median Sales Price*	\$174,500	\$269,490	+ 54.4%	\$193,750	\$239,389	+ 23.6%
Average Sales Price*	\$173,680	\$237,121	+ 36.5%	\$191,942	\$214,259	+ 11.6%
Percent of Original List Price Received*	100.0%	97.9%	- 2.1%	100.5%	98.2%	- 2.3%
Inventory of Homes for Sale	21	21	0.0%	—	—	—
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—

* 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.

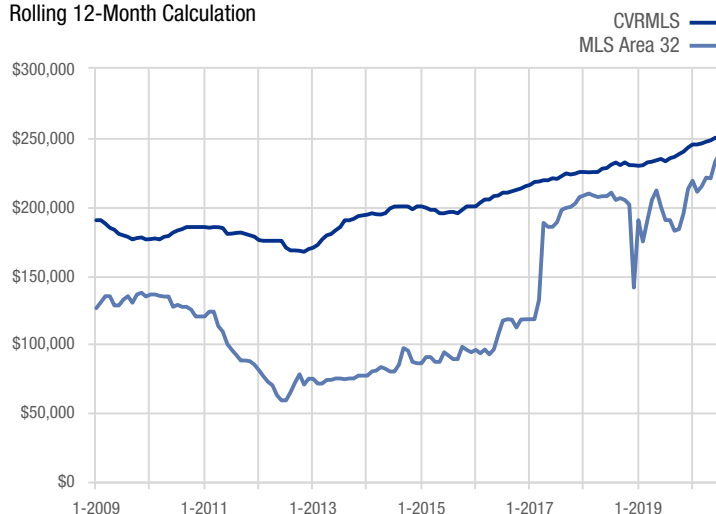
Median Sales Price - Single-Family

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.