

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

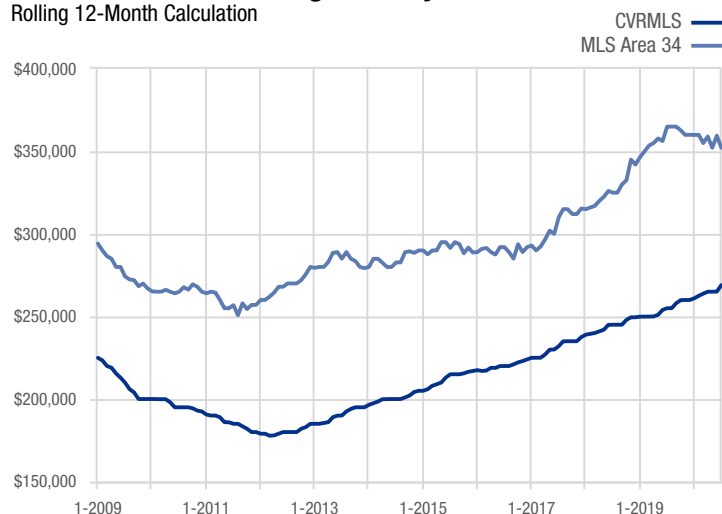
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	142	114	- 19.7%	983	833	- 15.3%
Pending Sales	103	116	+ 12.6%	746	731	- 2.0%
Closed Sales	130	129	- 0.8%	656	616	- 6.1%
Days on Market Until Sale	23	22	- 4.3%	29	30	+ 3.4%
Median Sales Price*	\$412,250	\$380,000	- 7.8%	\$366,750	\$361,500	- 1.4%
Average Sales Price*	\$418,615	\$397,414	- 5.1%	\$390,600	\$398,459	+ 2.0%
Percent of Original List Price Received*	98.2%	100.1%	+ 1.9%	99.3%	99.5%	+ 0.2%
Inventory of Homes for Sale	215	92	- 57.2%	—	—	—
Months Supply of Inventory	2.3	1.0	- 56.5%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	62	48	- 22.6%	403	304	- 24.6%
Pending Sales	62	60	- 3.2%	356	292	- 18.0%
Closed Sales	53	50	- 5.7%	294	251	- 14.6%
Days on Market Until Sale	23	24	+ 4.3%	25	27	+ 8.0%
Median Sales Price*	\$286,195	\$274,250	- 4.2%	\$234,975	\$250,000	+ 6.4%
Average Sales Price*	\$281,372	\$276,352	- 1.8%	\$259,115	\$264,396	+ 2.0%
Percent of Original List Price Received*	100.1%	98.4%	- 1.7%	99.0%	99.5%	+ 0.5%
Inventory of Homes for Sale	62	27	- 56.5%	—	—	—
Months Supply of Inventory	1.4	0.7	- 50.0%	—	—	—

* 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.

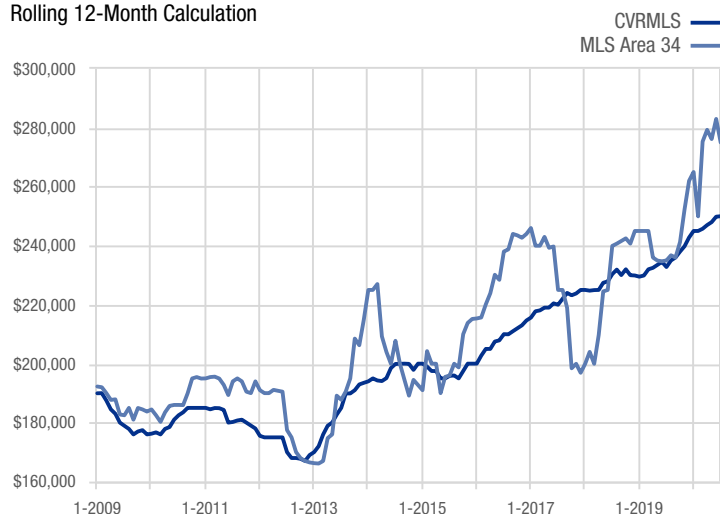
Median Sales Price - Single-Family

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.