

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

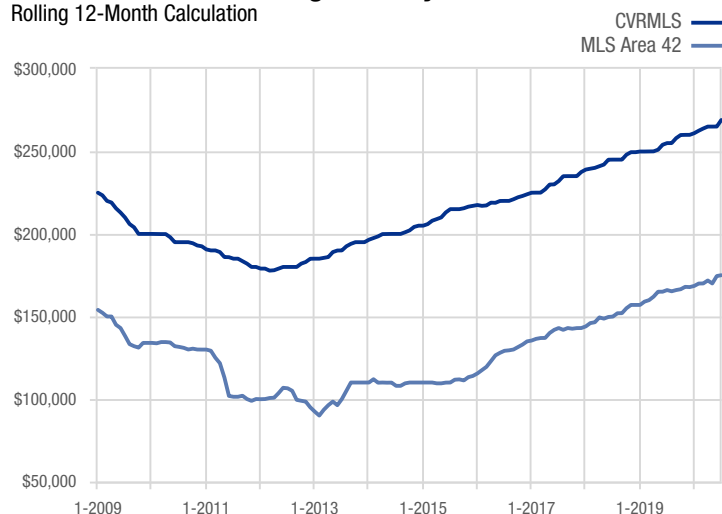
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	55	63	+ 14.5%	343	360	+ 5.0%
Pending Sales	39	61	+ 56.4%	275	352	+ 28.0%
Closed Sales	49	39	- 20.4%	254	295	+ 16.1%
Days on Market Until Sale	21	21	0.0%	38	29	- 23.7%
Median Sales Price*	\$180,000	\$195,000	+ 8.3%	\$170,000	\$184,500	+ 8.5%
Average Sales Price*	\$171,970	\$202,901	+ 18.0%	\$167,859	\$191,106	+ 13.8%
Percent of Original List Price Received*	99.2%	98.4%	- 0.8%	98.1%	99.1%	+ 1.0%
Inventory of Homes for Sale	84	19	- 77.4%	—	—	—
Months Supply of Inventory	2.3	0.4	- 82.6%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	18	+ 260.0%	47	54	+ 14.9%
Pending Sales	6	21	+ 250.0%	40	48	+ 20.0%
Closed Sales	11	4	- 63.6%	44	27	- 38.6%
Days on Market Until Sale	31	4	- 87.1%	33	25	- 24.2%
Median Sales Price*	\$125,000	\$229,365	+ 83.5%	\$125,000	\$172,950	+ 38.4%
Average Sales Price*	\$122,727	\$228,450	+ 86.1%	\$132,205	\$156,712	+ 18.5%
Percent of Original List Price Received*	94.4%	101.2%	+ 7.2%	97.5%	100.2%	+ 2.8%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

* 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.

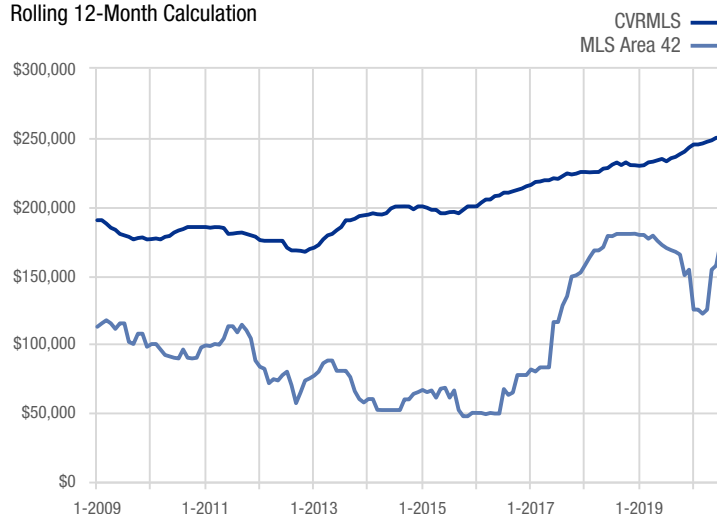
Median Sales Price - Single-Family

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.