

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

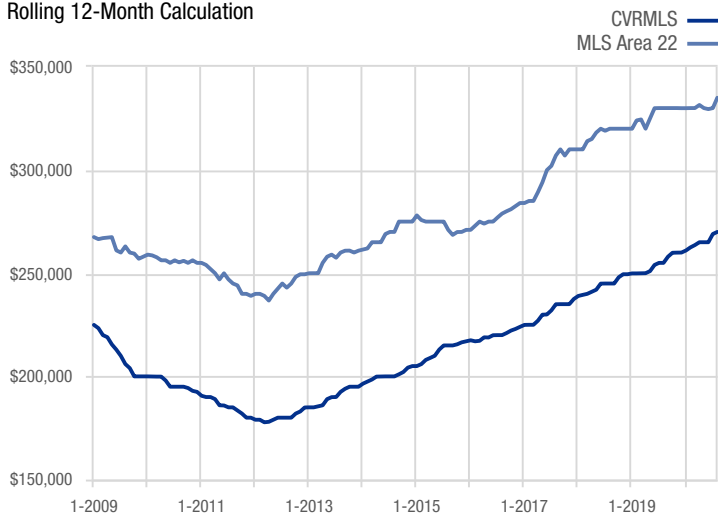
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	111	118	+ 6.3%	1,080	921	- 14.7%
Pending Sales	88	125	+ 42.0%	892	853	- 4.4%
Closed Sales	114	120	+ 5.3%	835	790	- 5.4%
Days on Market Until Sale	18	20	+ 11.1%	24	22	- 8.3%
Median Sales Price*	\$309,000	\$356,750	+ 15.5%	\$339,475	\$345,250	+ 1.7%
Average Sales Price*	\$358,771	\$424,773	+ 18.4%	\$386,555	\$418,334	+ 8.2%
Percent of Original List Price Received*	98.9%	100.4%	+ 1.5%	98.7%	99.7%	+ 1.0%
Inventory of Homes for Sale	169	72	- 57.4%	—	—	—
Months Supply of Inventory	1.7	0.7	- 58.8%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	49	43	- 12.2%	384	349	- 9.1%
Pending Sales	41	40	- 2.4%	335	319	- 4.8%
Closed Sales	48	43	- 10.4%	324	284	- 12.3%
Days on Market Until Sale	63	37	- 41.3%	45	49	+ 8.9%
Median Sales Price*	\$351,820	\$304,900	- 13.3%	\$295,000	\$261,000	- 11.5%
Average Sales Price*	\$360,778	\$353,415	- 2.0%	\$324,079	\$316,522	- 2.3%
Percent of Original List Price Received*	102.2%	100.1%	- 2.1%	100.5%	99.3%	- 1.2%
Inventory of Homes for Sale	87	68	- 21.8%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

* 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.