

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

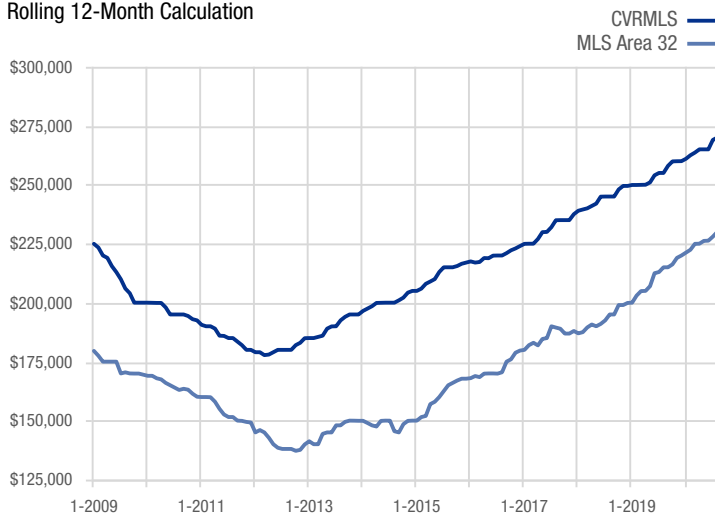
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	44	42	- 4.5%	415	372	- 10.4%
Pending Sales	41	55	+ 34.1%	365	374	+ 2.5%
Closed Sales	55	46	- 16.4%	359	341	- 5.0%
Days on Market Until Sale	16	17	+ 6.3%	22	19	- 13.6%
Median Sales Price*	\$215,000	\$241,000	+ 12.1%	\$217,800	\$231,000	+ 6.1%
Average Sales Price*	\$218,985	\$244,677	+ 11.7%	\$218,042	\$237,390	+ 8.9%
Percent of Original List Price Received*	99.1%	101.7%	+ 2.6%	99.0%	100.5%	+ 1.5%
Inventory of Homes for Sale	56	13	- 76.8%	—	—	—
Months Supply of Inventory	1.3	0.3	- 76.9%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	16	13	- 18.8%	101	119	+ 17.8%
Pending Sales	9	22	+ 144.4%	70	121	+ 72.9%
Closed Sales	5	17	+ 240.0%	53	105	+ 98.1%
Days on Market Until Sale	14	53	+ 278.6%	27	53	+ 96.3%
Median Sales Price*	\$228,000	\$249,990	+ 9.6%	\$195,000	\$247,000	+ 26.7%
Average Sales Price*	\$191,498	\$220,938	+ 15.4%	\$191,900	\$216,495	+ 12.8%
Percent of Original List Price Received*	99.0%	100.4%	+ 1.4%	100.4%	98.8%	- 1.6%
Inventory of Homes for Sale	27	13	- 51.9%	—	—	—
Months Supply of Inventory	3.6	1.0	- 72.2%	—	—	—

* 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.

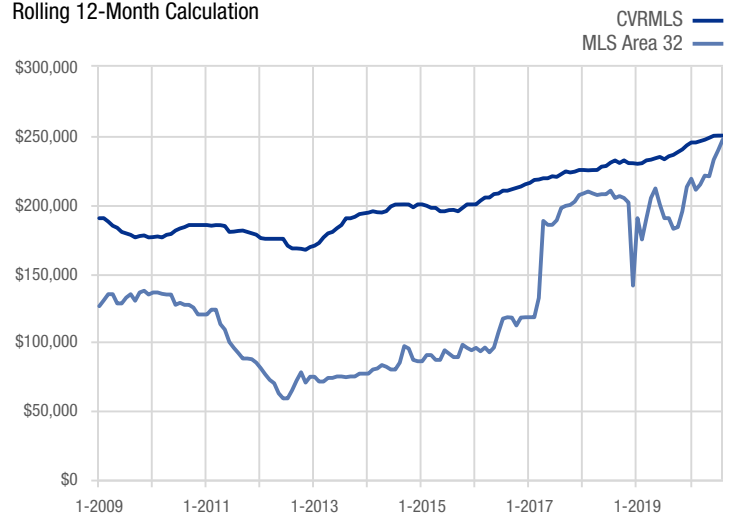
Median Sales Price - Single-Family

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.