

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

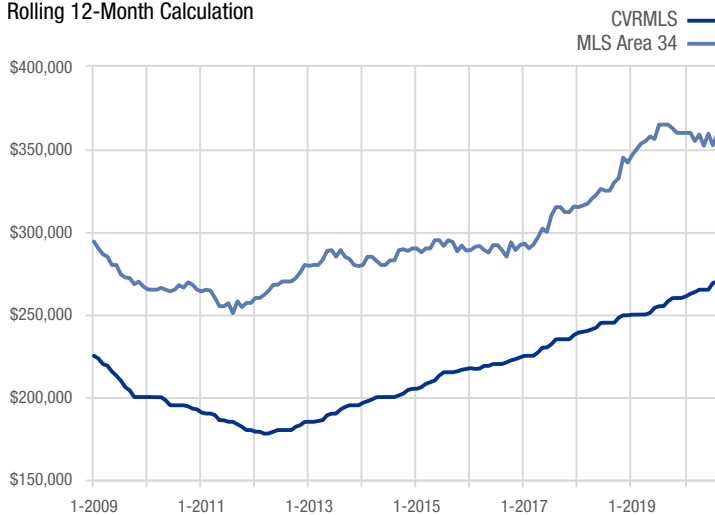
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	121	121	0.0%	1,104	959	- 13.1%
Pending Sales	95	105	+ 10.5%	841	828	- 1.5%
Closed Sales	110	128	+ 16.4%	766	745	- 2.7%
Days on Market Until Sale	29	26	- 10.3%	29	29	0.0%
Median Sales Price*	\$370,000	\$405,750	+ 9.7%	\$369,950	\$370,000	+ 0.0%
Average Sales Price*	\$409,929	\$441,931	+ 7.8%	\$393,376	\$406,068	+ 3.2%
Percent of Original List Price Received*	98.9%	100.2%	+ 1.3%	99.3%	99.6%	+ 0.3%
Inventory of Homes for Sale	198	99	- 50.0%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	66	48	- 27.3%	469	352	- 24.9%
Pending Sales	50	58	+ 16.0%	406	343	- 15.5%
Closed Sales	63	42	- 33.3%	357	294	- 17.6%
Days on Market Until Sale	26	24	- 7.7%	25	27	+ 8.0%
Median Sales Price*	\$304,125	\$220,500	- 27.5%	\$242,500	\$249,500	+ 2.9%
Average Sales Price*	\$296,174	\$251,793	- 15.0%	\$265,592	\$262,216	- 1.3%
Percent of Original List Price Received*	99.6%	98.8%	- 0.8%	99.1%	99.5%	+ 0.4%
Inventory of Homes for Sale	75	22	- 70.7%	—	—	—
Months Supply of Inventory	1.6	0.6	- 62.5%	—	—	—

* 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.