

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

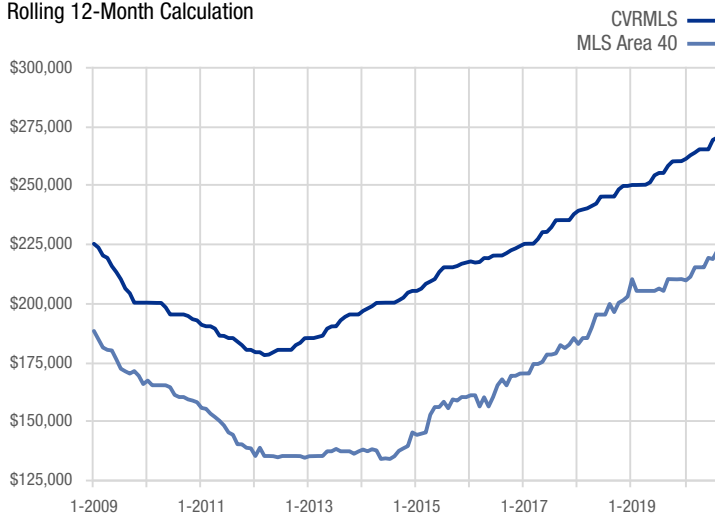
Single Family Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	78	47	- 39.7%	546	439	- 19.6%
Pending Sales	57	56	- 1.8%	411	416	+ 1.2%
Closed Sales	56	46	- 17.9%	387	367	- 5.2%
Days on Market Until Sale	27	28	+ 3.7%	34	36	+ 5.9%
Median Sales Price*	\$199,950	\$250,000	+ 25.0%	\$205,950	\$222,000	+ 7.8%
Average Sales Price*	\$208,280	\$249,365	+ 19.7%	\$207,705	\$231,715	+ 11.6%
Percent of Original List Price Received*	99.7%	101.3%	+ 1.6%	97.5%	99.4%	+ 1.9%
Inventory of Homes for Sale	117	36	- 69.2%	—	—	—
Months Supply of Inventory	2.4	0.7	- 70.8%	—	—	—

Condo/Town Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	6	9	+ 50.0%	53	67	+ 26.4%
Pending Sales	3	7	+ 133.3%	44	54	+ 22.7%
Closed Sales	6	5	- 16.7%	44	28	- 36.4%
Days on Market Until Sale	17	48	+ 182.4%	45	41	- 8.9%
Median Sales Price*	\$225,716	\$245,000	+ 8.5%	\$229,000	\$282,000	+ 23.1%
Average Sales Price*	\$263,489	\$313,398	+ 18.9%	\$328,815	\$374,235	+ 13.8%
Percent of Original List Price Received*	97.9%	96.4%	- 1.5%	98.2%	97.3%	- 0.9%
Inventory of Homes for Sale	12	12	0.0%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

* 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.

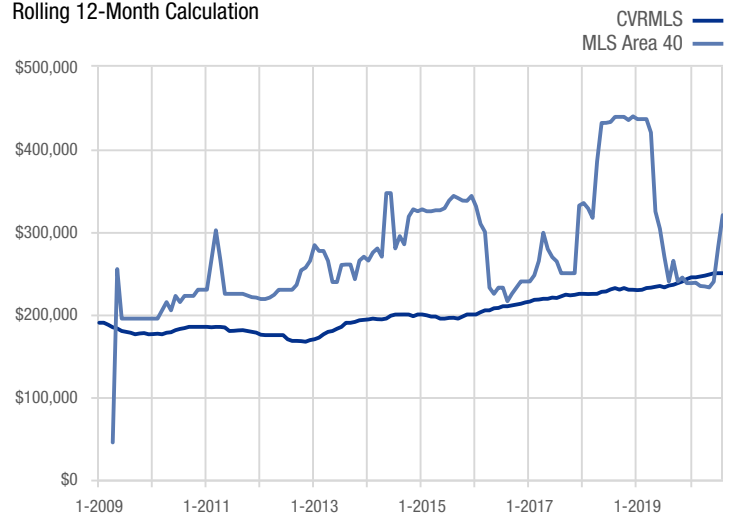
Median Sales Price - Single-Family

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.