

Local Market Update – August 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

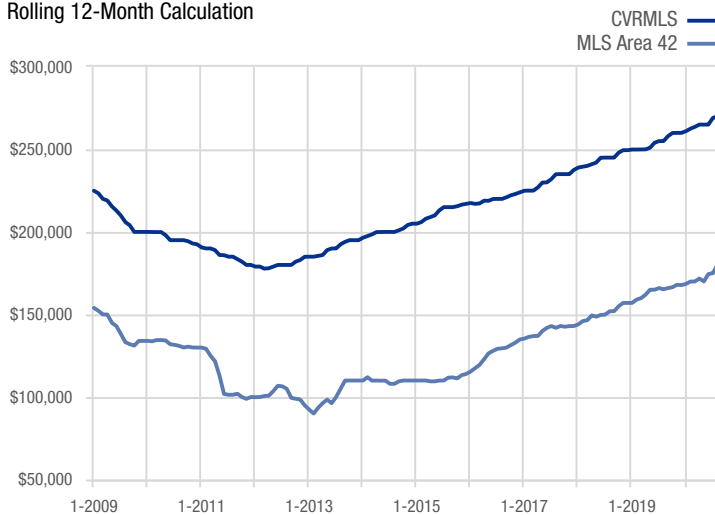
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	56	43	- 23.2%	399	405	+ 1.5%
Pending Sales	56	49	- 12.5%	330	394	+ 19.4%
Closed Sales	40	43	+ 7.5%	294	338	+ 15.0%
Days on Market Until Sale	31	10	- 67.7%	37	27	- 27.0%
Median Sales Price*	\$161,433	\$208,800	+ 29.3%	\$169,000	\$189,950	+ 12.4%
Average Sales Price*	\$165,171	\$207,488	+ 25.6%	\$167,492	\$193,208	+ 15.4%
Percent of Original List Price Received*	98.4%	100.9%	+ 2.5%	98.2%	99.3%	+ 1.1%
Inventory of Homes for Sale	76	19	- 75.0%	—	—	—
Months Supply of Inventory	2.1	0.4	- 81.0%	—	—	—

Condo/Town	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	9	15	+ 66.7%	56	71	+ 26.8%
Pending Sales	5	21	+ 320.0%	45	67	+ 48.9%
Closed Sales	5	11	+ 120.0%	49	38	- 22.4%
Days on Market Until Sale	20	18	- 10.0%	31	23	- 25.8%
Median Sales Price*	\$177,000	\$205,000	+ 15.8%	\$139,500	\$175,000	+ 25.4%
Average Sales Price*	\$138,046	\$186,250	+ 34.9%	\$132,813	\$165,262	+ 24.4%
Percent of Original List Price Received*	103.1%	98.9%	- 4.1%	98.1%	99.9%	+ 1.8%
Inventory of Homes for Sale	10	5	- 50.0%	—	—	—
Months Supply of Inventory	1.8	0.7	- 61.1%	—	—	—

* 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.

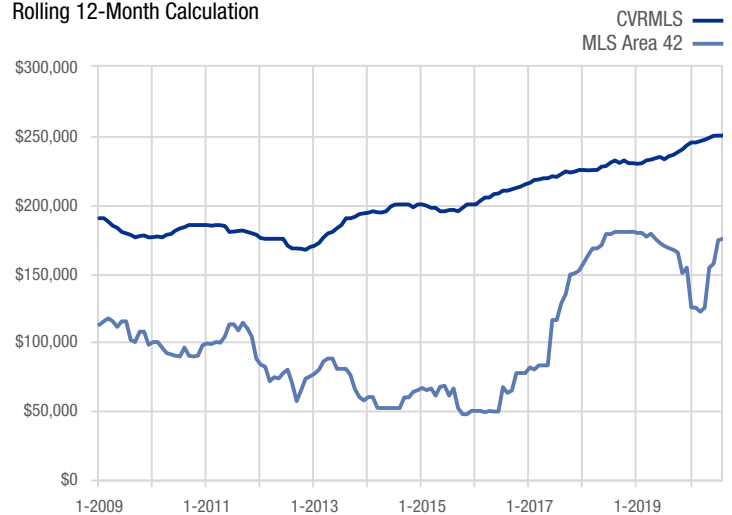
Median Sales Price - Single-Family

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.