

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 22

22-Henrico

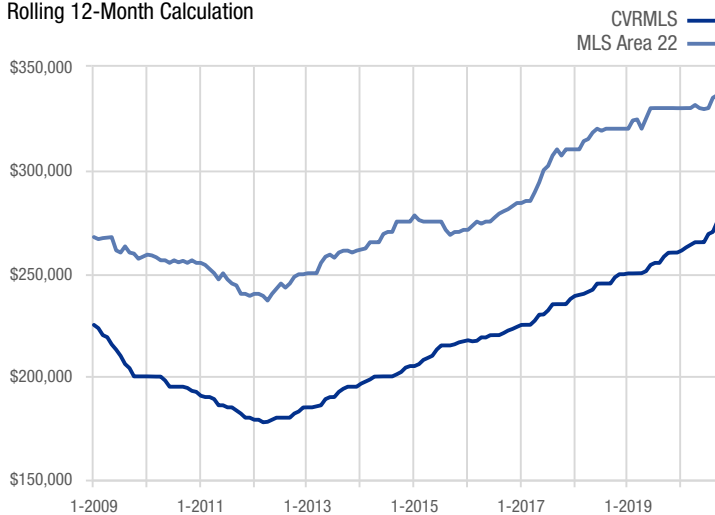
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	134	107	- 20.1%	1,214	1,033	- 14.9%
Pending Sales	116	119	+ 2.6%	1,008	966	- 4.2%
Closed Sales	98	107	+ 9.2%	933	897	- 3.9%
Days on Market Until Sale	34	12	- 64.7%	25	21	- 16.0%
Median Sales Price*	\$300,000	\$330,000	+ 10.0%	\$335,000	\$345,000	+ 3.0%
Average Sales Price*	\$359,599	\$401,263	+ 11.6%	\$383,787	\$416,284	+ 8.5%
Percent of Original List Price Received*	97.4%	101.8%	+ 4.5%	98.6%	99.9%	+ 1.3%
Inventory of Homes for Sale	159	62	- 61.0%	—	—	—
Months Supply of Inventory	1.6	0.6	- 62.5%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	74	74	0.0%	458	424	- 7.4%
Pending Sales	38	63	+ 65.8%	373	381	+ 2.1%
Closed Sales	40	44	+ 10.0%	364	329	- 9.6%
Days on Market Until Sale	43	28	- 34.9%	45	47	+ 4.4%
Median Sales Price*	\$303,275	\$278,725	- 8.1%	\$298,250	\$262,463	- 12.0%
Average Sales Price*	\$329,189	\$321,152	- 2.4%	\$324,632	\$317,223	- 2.3%
Percent of Original List Price Received*	99.0%	99.5%	+ 0.5%	100.4%	99.3%	- 1.1%
Inventory of Homes for Sale	114	81	- 28.9%	—	—	—
Months Supply of Inventory	3.0	2.1	- 30.0%	—	—	—

* 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.