

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

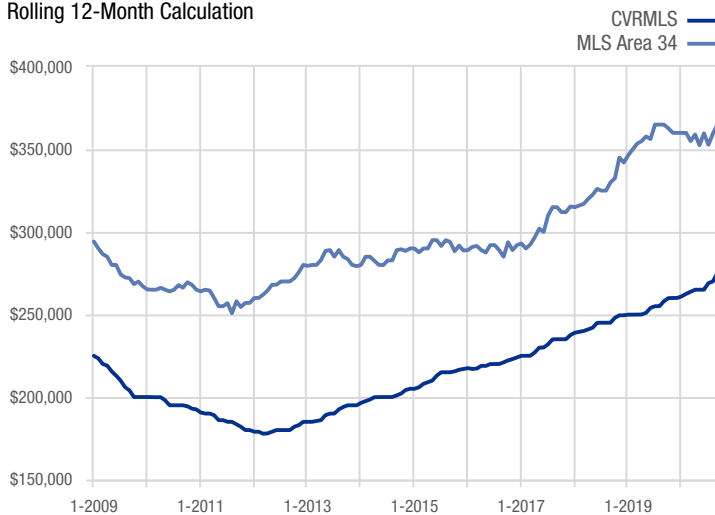
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	121	119	- 1.7%	1,225	1,081	- 11.8%
Pending Sales	78	105	+ 34.6%	919	930	+ 1.2%
Closed Sales	98	82	- 16.3%	864	828	- 4.2%
Days on Market Until Sale	29	16	- 44.8%	29	28	- 3.4%
Median Sales Price*	\$339,975	\$402,000	+ 18.2%	\$365,000	\$375,000	+ 2.7%
Average Sales Price*	\$381,912	\$433,856	+ 13.6%	\$392,112	\$409,156	+ 4.3%
Percent of Original List Price Received*	98.3%	101.3%	+ 3.1%	99.1%	99.8%	+ 0.7%
Inventory of Homes for Sale	210	105	- 50.0%	—	—	—
Months Supply of Inventory	2.2	1.1	- 50.0%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	41	39	- 4.9%	510	391	- 23.3%
Pending Sales	35	37	+ 5.7%	441	378	- 14.3%
Closed Sales	51	53	+ 3.9%	408	347	- 15.0%
Days on Market Until Sale	29	9	- 69.0%	25	24	- 4.0%
Median Sales Price*	\$200,750	\$300,100	+ 49.5%	\$236,500	\$252,500	+ 6.8%
Average Sales Price*	\$245,110	\$291,477	+ 18.9%	\$263,025	\$266,698	+ 1.4%
Percent of Original List Price Received*	100.0%	100.2%	+ 0.2%	99.2%	99.6%	+ 0.4%
Inventory of Homes for Sale	72	25	- 65.3%	—	—	—
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.

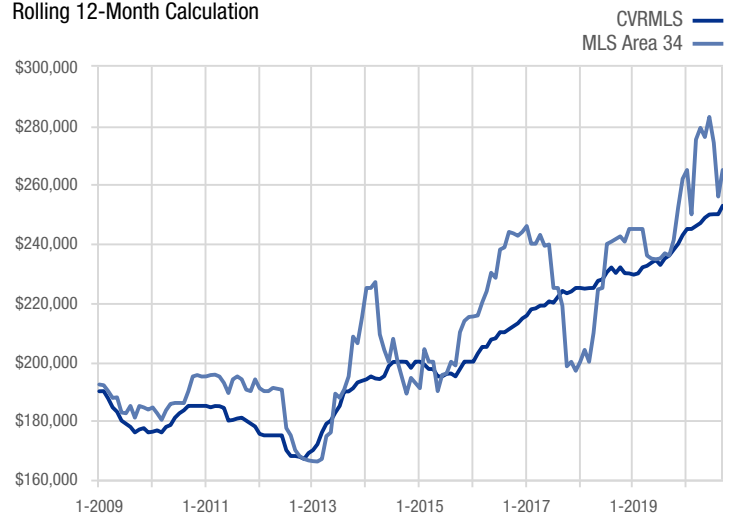
Median Sales Price - Single-Family

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.