

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

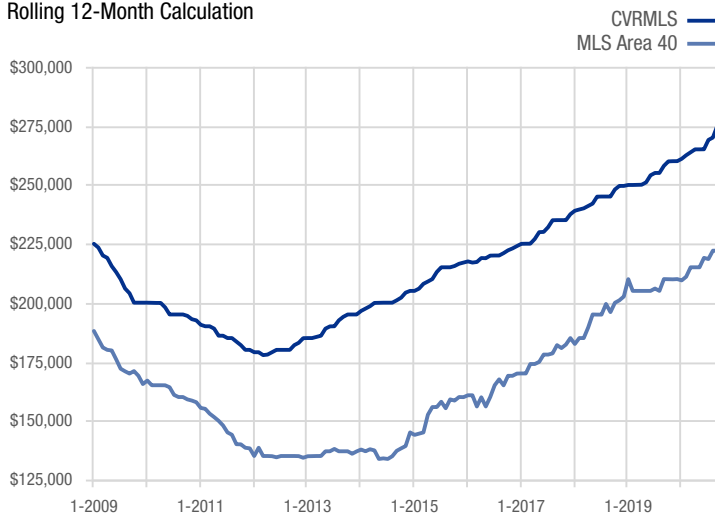
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	59	60	+ 1.7%	605	499	- 17.5%
Pending Sales	47	61	+ 29.8%	458	470	+ 2.6%
Closed Sales	46	45	- 2.2%	433	412	- 4.8%
Days on Market Until Sale	38	29	- 23.7%	35	36	+ 2.9%
Median Sales Price*	\$235,000	\$232,000	- 1.3%	\$208,500	\$223,425	+ 7.2%
Average Sales Price*	\$237,643	\$239,921	+ 1.0%	\$210,867	\$232,620	+ 10.3%
Percent of Original List Price Received*	98.1%	100.2%	+ 2.1%	97.5%	99.5%	+ 2.1%
Inventory of Homes for Sale	113	33	- 70.8%	—	—	—
Months Supply of Inventory	2.3	0.7	- 69.6%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	7	13	+ 85.7%	60	80	+ 33.3%
Pending Sales	5	11	+ 120.0%	49	65	+ 32.7%
Closed Sales	2	4	+ 100.0%	46	32	- 30.4%
Days on Market Until Sale	65	55	- 15.4%	45	43	- 4.4%
Median Sales Price*	\$272,637	\$492,500	+ 80.6%	\$229,000	\$306,200	+ 33.7%
Average Sales Price*	\$272,637	\$484,500	+ 77.7%	\$326,318	\$388,018	+ 18.9%
Percent of Original List Price Received*	103.8%	94.0%	- 9.4%	98.5%	96.9%	- 1.6%
Inventory of Homes for Sale	12	11	- 8.3%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

* 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.

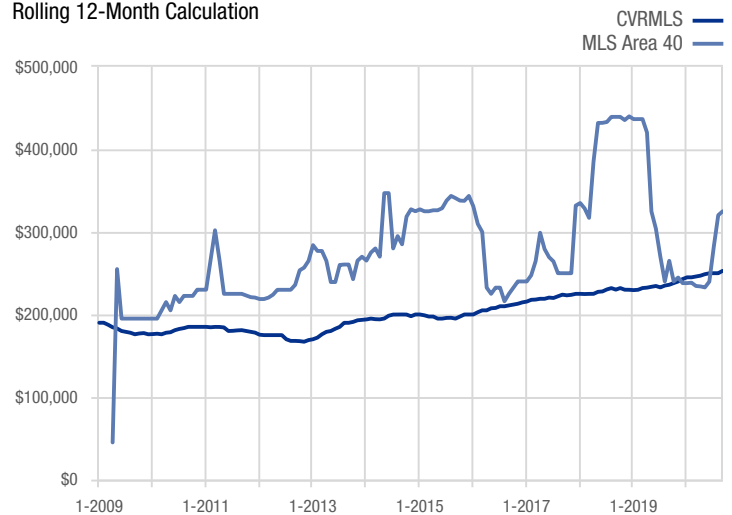
Median Sales Price - Single-Family

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.