

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

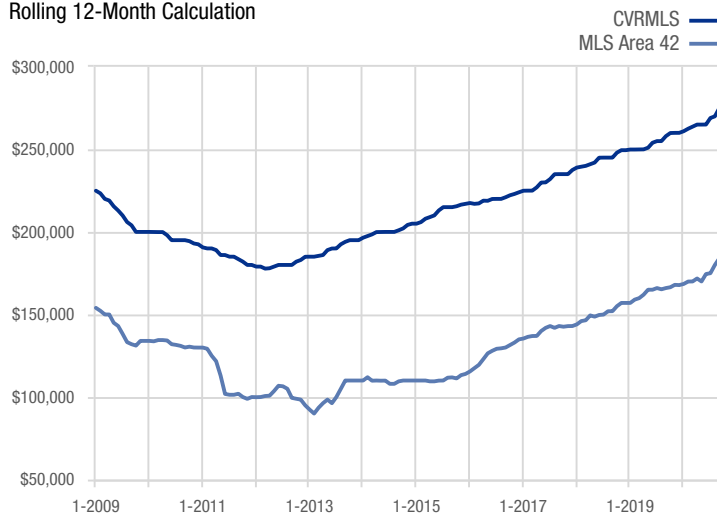
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	64	48	- 25.0%	463	453	- 2.2%
Pending Sales	50	52	+ 4.0%	380	436	+ 14.7%
Closed Sales	47	57	+ 21.3%	341	395	+ 15.8%
Days on Market Until Sale	27	12	- 55.6%	36	25	- 30.6%
Median Sales Price*	\$150,000	\$197,000	+ 31.3%	\$166,950	\$190,000	+ 13.8%
Average Sales Price*	\$158,816	\$208,396	+ 31.2%	\$166,293	\$195,417	+ 17.5%
Percent of Original List Price Received*	95.3%	101.1%	+ 6.1%	97.8%	99.6%	+ 1.8%
Inventory of Homes for Sale	78	21	- 73.1%	—	—	—
Months Supply of Inventory	2.0	0.5	- 75.0%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	5	8	+ 60.0%	61	79	+ 29.5%
Pending Sales	7	9	+ 28.6%	52	76	+ 46.2%
Closed Sales	9	8	- 11.1%	58	46	- 20.7%
Days on Market Until Sale	26	19	- 26.9%	30	23	- 23.3%
Median Sales Price*	\$105,000	\$193,500	+ 84.3%	\$125,000	\$176,500	+ 41.2%
Average Sales Price*	\$123,980	\$191,692	+ 54.6%	\$131,419	\$169,859	+ 29.2%
Percent of Original List Price Received*	93.8%	101.2%	+ 7.9%	97.4%	100.1%	+ 2.8%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

* 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.

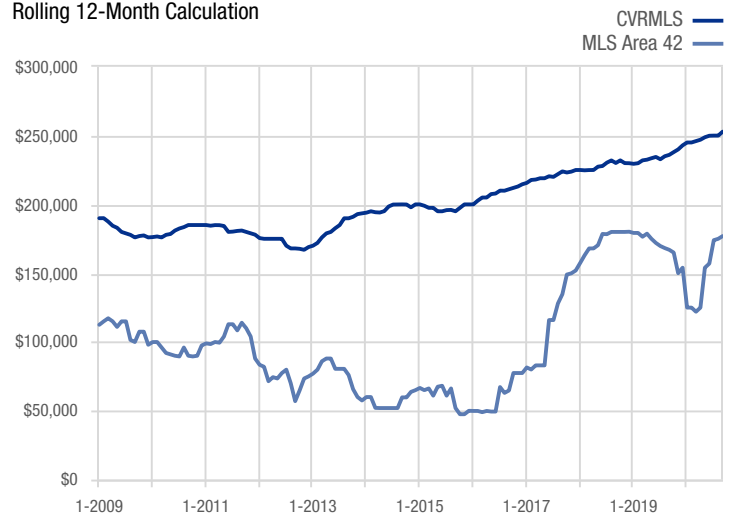
Median Sales Price - Single-Family

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.