

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

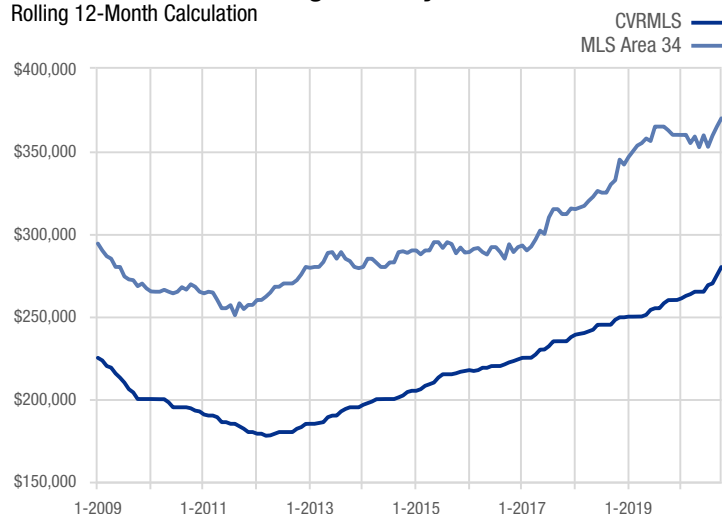
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	140	107	- 23.6%	1,366	1,191	- 12.8%
Pending Sales	89	99	+ 11.2%	1,007	1,026	+ 1.9%
Closed Sales	79	104	+ 31.6%	943	933	- 1.1%
Days on Market Until Sale	32	17	- 46.9%	29	27	- 6.9%
Median Sales Price*	\$315,000	\$350,750	+ 11.3%	\$360,120	\$371,950	+ 3.3%
Average Sales Price*	\$353,355	\$390,148	+ 10.4%	\$388,827	\$407,031	+ 4.7%
Percent of Original List Price Received*	98.7%	101.1%	+ 2.4%	99.1%	99.9%	+ 0.8%
Inventory of Homes for Sale	216	105	- 51.4%	—	—	—
Months Supply of Inventory	2.3	1.1	- 52.2%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	42	34	- 19.0%	552	428	- 22.5%
Pending Sales	32	38	+ 18.8%	473	416	- 12.1%
Closed Sales	37	54	+ 45.9%	445	401	- 9.9%
Days on Market Until Sale	22	23	+ 4.5%	25	24	- 4.0%
Median Sales Price*	\$288,575	\$261,575	- 9.4%	\$238,500	\$254,500	+ 6.7%
Average Sales Price*	\$262,537	\$276,679	+ 5.4%	\$262,984	\$268,045	+ 1.9%
Percent of Original List Price Received*	100.4%	100.2%	- 0.2%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	72	23	- 68.1%	—	—	—
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.

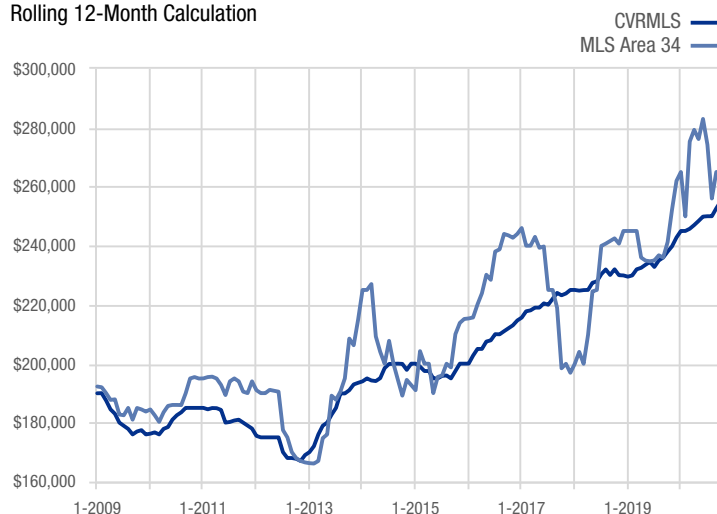
Median Sales Price - Single-Family

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.