

# Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

42-Henrico

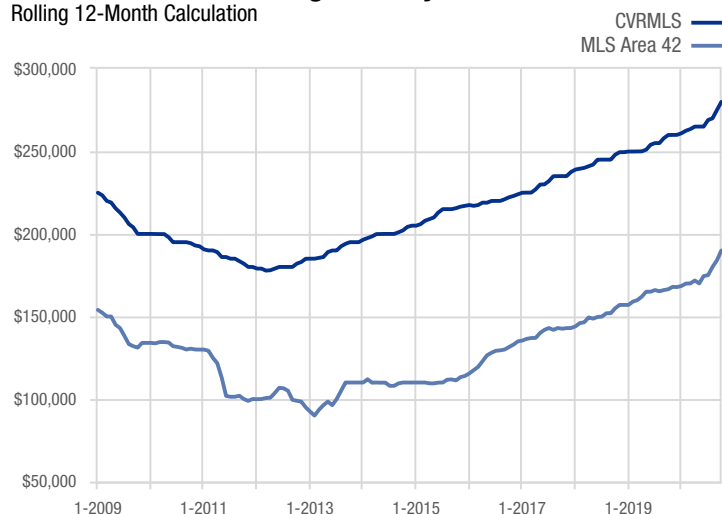
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	43	48	+ 11.6%	506	501	- 1.0%
Pending Sales	36	40	+ 11.1%	416	473	+ 13.7%
Closed Sales	52	50	- 3.8%	393	446	+ 13.5%
Days on Market Until Sale	18	12	- 33.3%	33	23	- 30.3%
Median Sales Price*	\$178,450	\$212,000	+ 18.8%	\$168,250	\$193,000	+ 14.7%
Average Sales Price*	\$171,841	\$233,292	+ 35.8%	\$167,029	\$199,548	+ 19.5%
Percent of Original List Price Received*	100.9%	102.0%	+ 1.1%	98.2%	99.9%	+ 1.7%
Inventory of Homes for Sale	78	25	- 67.9%	—	—	—
Months Supply of Inventory	2.0	0.6	- 70.0%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	4	9	+ 125.0%	65	88	+ 35.4%
Pending Sales	2	8	+ 300.0%	54	83	+ 53.7%
Closed Sales	5	7	+ 40.0%	63	53	- 15.9%
Days on Market Until Sale	33	6	- 81.8%	31	20	- 35.5%
Median Sales Price*	\$148,000	\$88,000	- 40.5%	\$136,500	\$173,000	+ 26.7%
Average Sales Price*	\$133,501	\$106,986	- 19.9%	\$131,587	\$161,555	+ 22.8%
Percent of Original List Price Received*	95.7%	97.5%	+ 1.9%	97.3%	99.7%	+ 2.5%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	1.5	0.5	- 66.7%	—	—	—

\* 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.

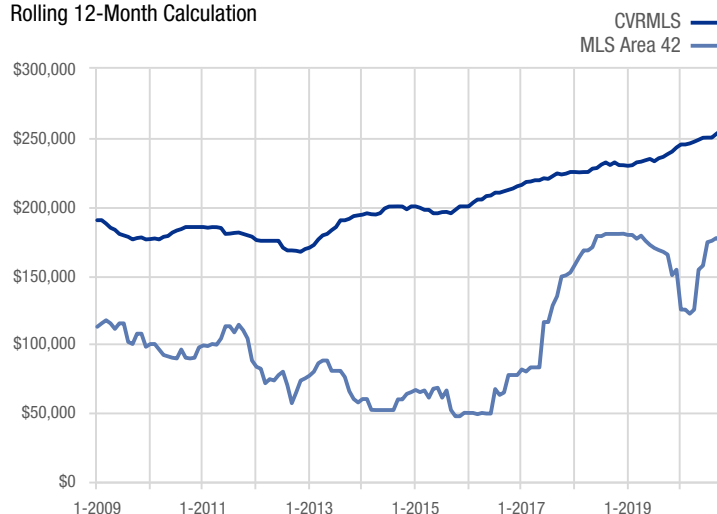
### Median Sales Price - Single-Family

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.