

# Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 22

22-Henrico

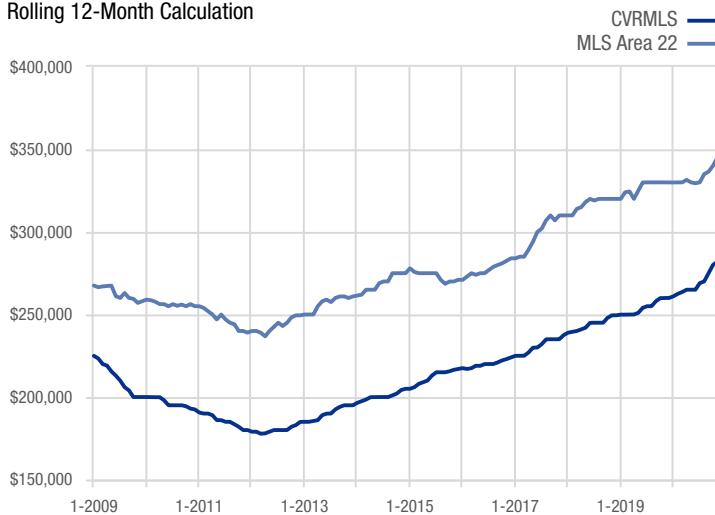
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	67	81	+ 20.9%	1,394	1,228	- 11.9%
Pending Sales	69	79	+ 14.5%	1,162	1,143	- 1.6%
Closed Sales	84	98	+ 16.7%	1,120	1,106	- 1.3%
Days on Market Until Sale	29	12	- 58.6%	26	20	- 23.1%
Median Sales Price*	\$308,000	\$360,000	+ 16.9%	\$330,000	\$349,925	+ 6.0%
Average Sales Price*	\$387,106	\$427,800	+ 10.5%	\$383,990	\$420,309	+ 9.5%
Percent of Original List Price Received*	97.8%	101.1%	+ 3.4%	98.5%	100.2%	+ 1.7%
Inventory of Homes for Sale	143	72	- 49.7%	—	—	—
Months Supply of Inventory	1.4	0.7	- 50.0%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	29	30	+ 3.4%	545	503	- 7.7%
Pending Sales	36	38	+ 5.6%	443	472	+ 6.5%
Closed Sales	35	54	+ 54.3%	437	440	+ 0.7%
Days on Market Until Sale	40	36	- 10.0%	44	44	0.0%
Median Sales Price*	\$270,000	\$301,250	+ 11.6%	\$295,750	\$279,950	- 5.3%
Average Sales Price*	\$297,314	\$337,620	+ 13.6%	\$323,802	\$322,754	- 0.3%
Percent of Original List Price Received*	101.8%	98.2%	- 3.5%	100.4%	99.2%	- 1.2%
Inventory of Homes for Sale	111	54	- 51.4%	—	—	—
Months Supply of Inventory	2.9	1.3	- 55.2%	—	—	—

\* 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.

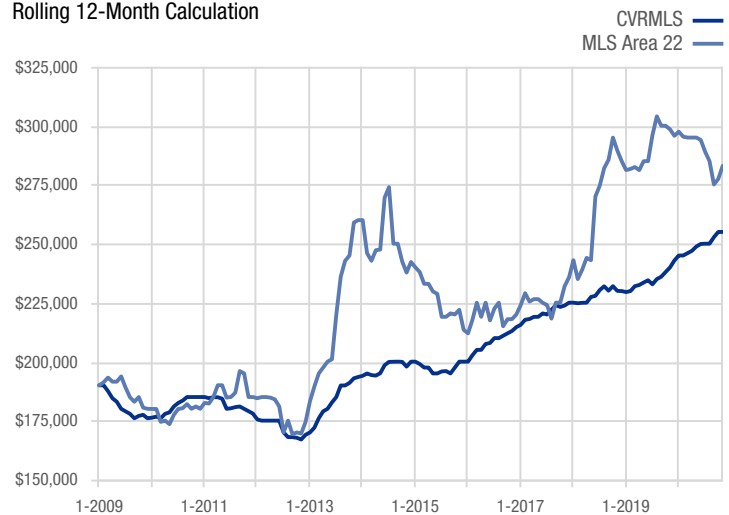
### Median Sales Price - Single-Family

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.