

# Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 32

32-Henrico

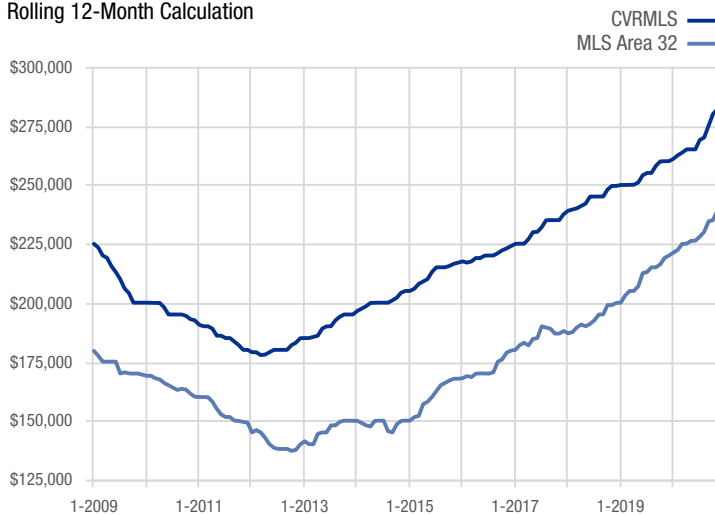
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	40	55	+ 37.5%	563	535	- 5.0%
Pending Sales	40	43	+ 7.5%	492	516	+ 4.9%
Closed Sales	32	47	+ 46.9%	479	493	+ 2.9%
Days on Market Until Sale	33	11	- 66.7%	23	16	- 30.4%
Median Sales Price*	\$225,000	\$260,000	+ 15.6%	\$220,000	\$240,000	+ 9.1%
Average Sales Price*	\$237,067	\$258,910	+ 9.2%	\$220,481	\$245,363	+ 11.3%
Percent of Original List Price Received*	98.1%	103.7%	+ 5.7%	98.7%	101.6%	+ 2.9%
Inventory of Homes for Sale	54	25	- 53.7%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	6	12	+ 100.0%	139	154	+ 10.8%
Pending Sales	9	14	+ 55.6%	98	149	+ 52.0%
Closed Sales	9	12	+ 33.3%	76	148	+ 94.7%
Days on Market Until Sale	26	20	- 23.1%	28	45	+ 60.7%
Median Sales Price*	\$253,315	\$185,500	- 26.8%	\$193,750	\$250,507	+ 29.3%
Average Sales Price*	\$191,572	\$228,121	+ 19.1%	\$188,406	\$224,063	+ 18.9%
Percent of Original List Price Received*	99.9%	100.6%	+ 0.7%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	31	16	- 48.4%	—	—	—
Months Supply of Inventory	3.8	1.2	- 68.4%	—	—	—

\* 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.

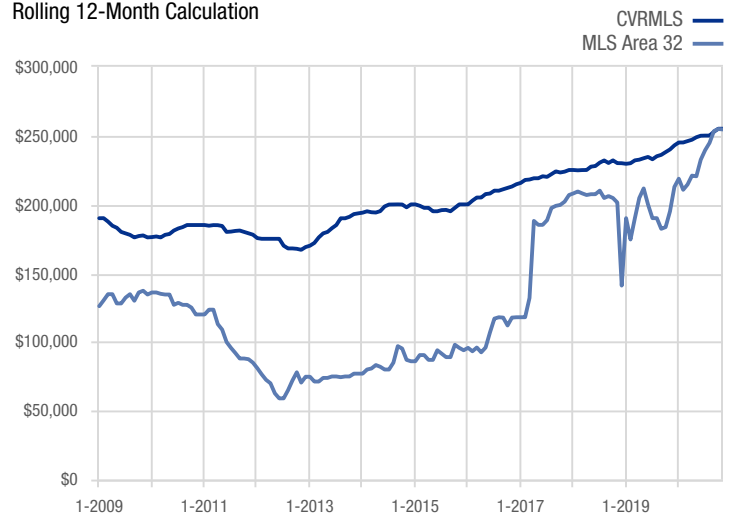
### Median Sales Price - Single-Family

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.