

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

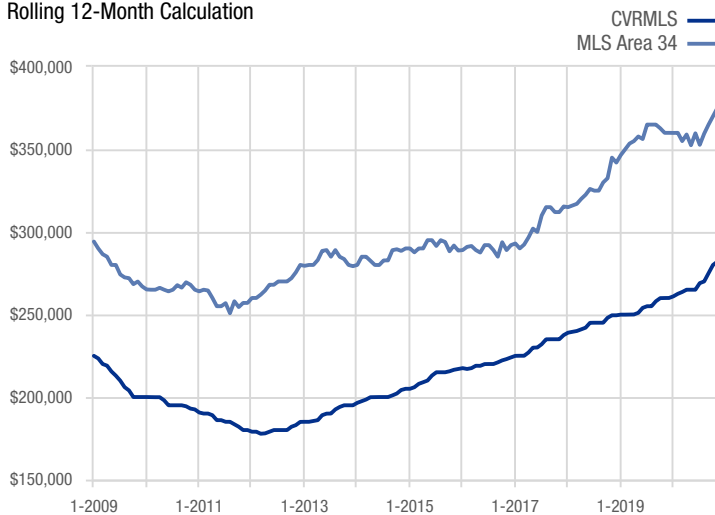
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	79	71	- 10.1%	1,445	1,263	- 12.6%
Pending Sales	58	89	+ 53.4%	1,065	1,114	+ 4.6%
Closed Sales	78	91	+ 16.7%	1,021	1,024	+ 0.3%
Days on Market Until Sale	32	26	- 18.8%	29	27	- 6.9%
Median Sales Price*	\$352,500	\$399,950	+ 13.5%	\$360,000	\$375,000	+ 4.2%
Average Sales Price*	\$420,204	\$443,694	+ 5.6%	\$391,250	\$410,298	+ 4.9%
Percent of Original List Price Received*	98.8%	101.2%	+ 2.4%	99.1%	100.0%	+ 0.9%
Inventory of Homes for Sale	202	70	- 65.3%	—	—	—
Months Supply of Inventory	2.2	0.7	- 68.2%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	37	26	- 29.7%	589	454	- 22.9%
Pending Sales	34	38	+ 11.8%	507	452	- 10.8%
Closed Sales	38	34	- 10.5%	483	435	- 9.9%
Days on Market Until Sale	24	23	- 4.2%	25	24	- 4.0%
Median Sales Price*	\$297,928	\$292,500	- 1.8%	\$245,000	\$256,000	+ 4.5%
Average Sales Price*	\$277,075	\$283,028	+ 2.1%	\$264,114	\$269,219	+ 1.9%
Percent of Original List Price Received*	99.8%	100.1%	+ 0.3%	99.4%	99.7%	+ 0.3%
Inventory of Homes for Sale	60	13	- 78.3%	—	—	—
Months Supply of Inventory	1.3	0.3	- 76.9%	—	—	—

* 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.

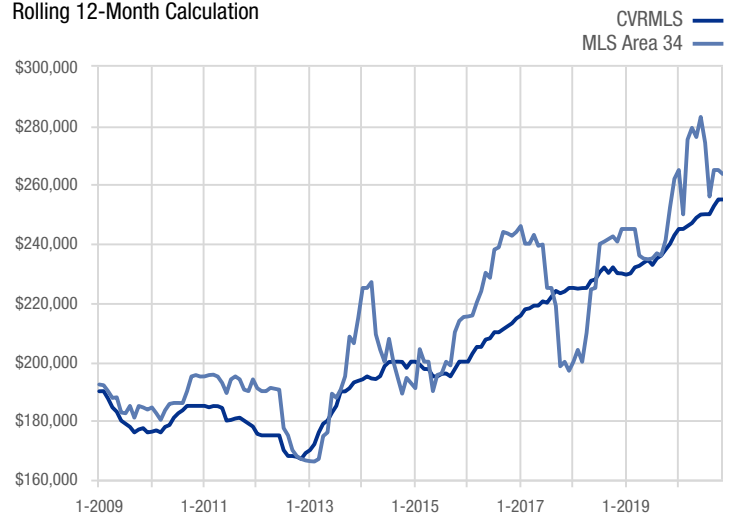
Median Sales Price - Single-Family

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.