

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

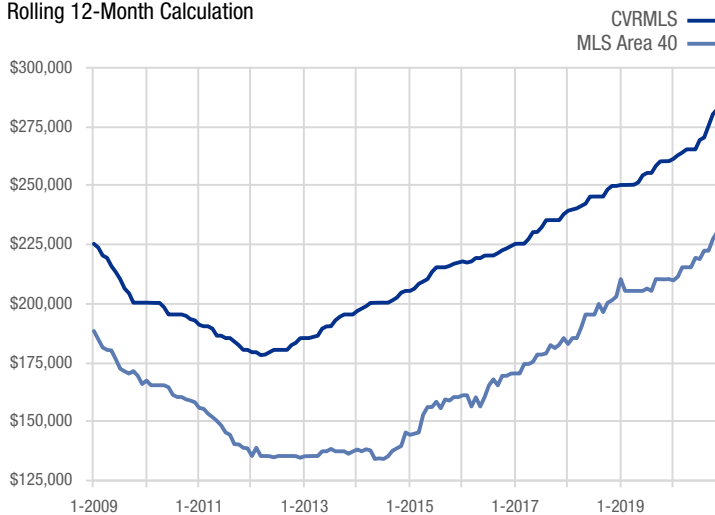
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	43	44	+ 2.3%	701	593	- 15.4%
Pending Sales	44	52	+ 18.2%	541	555	+ 2.6%
Closed Sales	44	41	- 6.8%	527	512	- 2.8%
Days on Market Until Sale	33	25	- 24.2%	34	32	- 5.9%
Median Sales Price*	\$198,925	\$229,950	+ 15.6%	\$209,950	\$228,975	+ 9.1%
Average Sales Price*	\$213,229	\$244,343	+ 14.6%	\$212,958	\$236,715	+ 11.2%
Percent of Original List Price Received*	97.4%	99.4%	+ 2.1%	97.6%	99.6%	+ 2.0%
Inventory of Homes for Sale	96	29	- 69.8%	—	—	—
Months Supply of Inventory	2.0	0.6	- 70.0%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	5	8	+ 60.0%	72	97	+ 34.7%
Pending Sales	4	5	+ 25.0%	59	73	+ 23.7%
Closed Sales	2	9	+ 350.0%	56	46	- 17.9%
Days on Market Until Sale	39	22	- 43.6%	45	40	- 11.1%
Median Sales Price*	\$437,500	\$459,740	+ 5.1%	\$235,950	\$324,950	+ 37.7%
Average Sales Price*	\$437,500	\$425,496	- 2.7%	\$333,950	\$390,653	+ 17.0%
Percent of Original List Price Received*	94.7%	99.9%	+ 5.5%	98.5%	97.3%	- 1.2%
Inventory of Homes for Sale	10	14	+ 40.0%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

* 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.

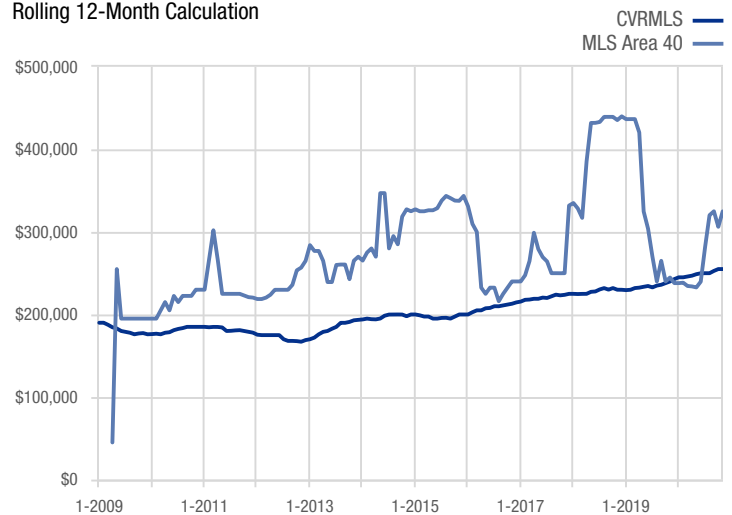
Median Sales Price - Single-Family

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.