

# Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

42-Henrico

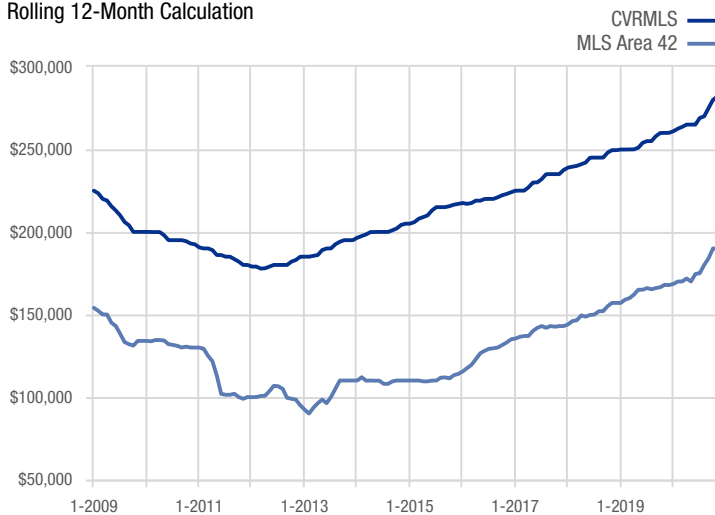
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	41	37	- 9.8%	547	539	- 1.5%
Pending Sales	32	48	+ 50.0%	448	518	+ 15.6%
Closed Sales	31	43	+ 38.7%	424	489	+ 15.3%
Days on Market Until Sale	27	9	- 66.7%	33	22	- 33.3%
Median Sales Price*	\$169,950	<b>\$194,500</b>	+ 14.4%	\$169,000	<b>\$193,250</b>	+ 14.3%
Average Sales Price*	\$170,877	<b>\$200,146</b>	+ 17.1%	\$167,311	<b>\$199,530</b>	+ 19.3%
Percent of Original List Price Received*	98.2%	<b>101.2%</b>	+ 3.1%	98.2%	<b>100.0%</b>	+ 1.8%
Inventory of Homes for Sale	76	17	- 77.6%	—	—	—
Months Supply of Inventory	1.9	0.4	- 78.9%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	3	17	+ 466.7%	68	105	+ 54.4%
Pending Sales	5	16	+ 220.0%	59	96	+ 62.7%
Closed Sales	2	5	+ 150.0%	65	58	- 10.8%
Days on Market Until Sale	3	5	+ 66.7%	30	19	- 36.7%
Median Sales Price*	\$129,500	<b>\$195,000</b>	+ 50.6%	\$136,500	<b>\$175,000</b>	+ 28.2%
Average Sales Price*	\$129,500	<b>\$186,390</b>	+ 43.9%	\$131,521	<b>\$163,696</b>	+ 24.5%
Percent of Original List Price Received*	98.2%	<b>101.9%</b>	+ 3.8%	97.3%	<b>99.9%</b>	+ 2.7%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

\* 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.

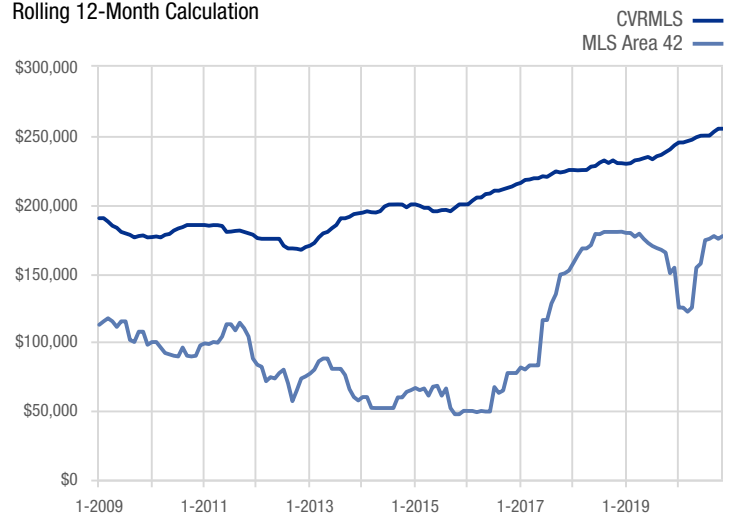
### Median Sales Price - Single-Family

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.