

# Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Henrico County

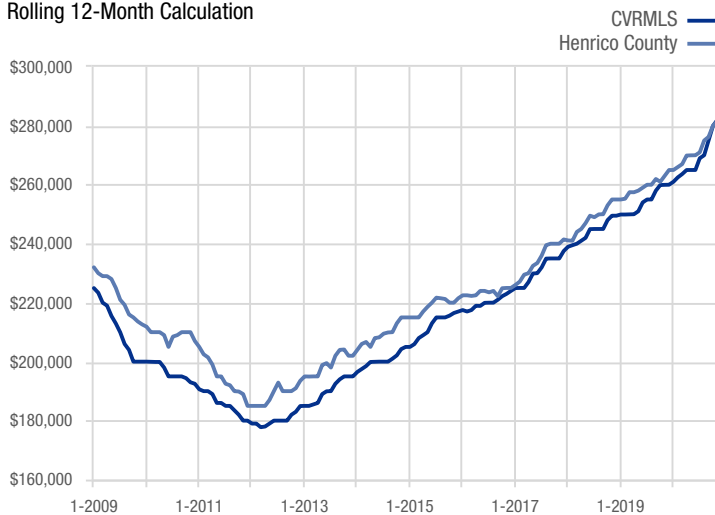
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	270	<b>288</b>	+ 6.7%	4,650	<b>4,158</b>	- 10.6%
Pending Sales	243	<b>311</b>	+ 28.0%	3,708	<b>3,846</b>	+ 3.7%
Closed Sales	269	<b>320</b>	+ 19.0%	3,571	<b>3,624</b>	+ 1.5%
Days on Market Until Sale	31	<b>17</b>	- 45.2%	28	<b>23</b>	- 17.9%
Median Sales Price*	\$265,000	<b>\$298,959</b>	+ 12.8%	\$265,000	<b>\$284,950</b>	+ 7.5%
Average Sales Price*	\$325,495	<b>\$352,950</b>	+ 8.4%	\$313,159	<b>\$337,948</b>	+ 7.9%
Percent of Original List Price Received*	98.1%	<b>101.3%</b>	+ 3.3%	98.5%	<b>100.2%</b>	+ 1.7%
Inventory of Homes for Sale	571	<b>213</b>	- 62.7%	—	—	—
Months Supply of Inventory	1.8	<b>0.6</b>	- 66.7%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	80	<b>93</b>	+ 16.3%	1,413	<b>1,313</b>	- 7.1%
Pending Sales	88	<b>111</b>	+ 26.1%	1,166	<b>1,242</b>	+ 6.5%
Closed Sales	86	<b>114</b>	+ 32.6%	1,117	<b>1,127</b>	+ 0.9%
Days on Market Until Sale	31	<b>28</b>	- 9.7%	34	<b>35</b>	+ 2.9%
Median Sales Price*	\$275,378	<b>\$285,000</b>	+ 3.5%	\$240,000	<b>\$250,000</b>	+ 4.2%
Average Sales Price*	\$276,663	<b>\$310,117</b>	+ 12.1%	\$278,130	<b>\$283,747</b>	+ 2.0%
Percent of Original List Price Received*	100.5%	<b>99.3%</b>	- 1.2%	99.6%	<b>99.3%</b>	- 0.3%
Inventory of Homes for Sale	217	<b>102</b>	- 53.0%	—	—	—
Months Supply of Inventory	2.1	<b>0.9</b>	- 57.1%	—	—	—

\* 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.

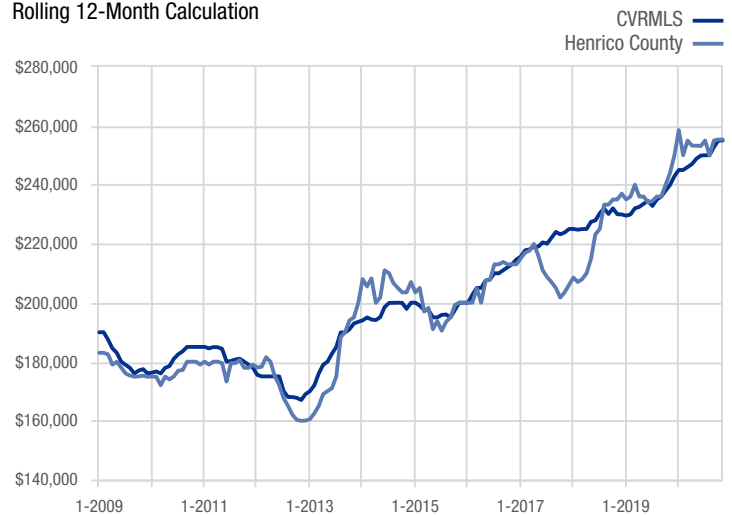
### Median Sales Price - Single-Family

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.