

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

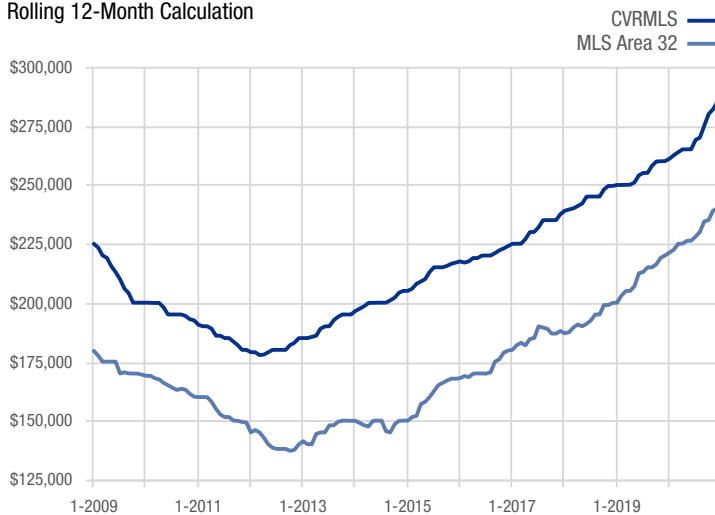
| Single Family | December | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|--------------|----------|
| | 2019 | 2020 | % Change | Thru 12-2019 | Thru 12-2020 | % Change |
| New Listings | 31 | 38 | + 22.6% | 594 | 576 | - 3.0% |
| Pending Sales | 29 | 48 | + 65.5% | 521 | 564 | + 8.3% |
| Closed Sales | 48 | 57 | + 18.8% | 527 | 550 | + 4.4% |
| Days on Market Until Sale | 20 | 6 | - 70.0% | 23 | 15 | - 34.8% |
| Median Sales Price* | \$219,225 | \$233,500 | + 6.5% | \$220,000 | \$240,000 | + 9.1% |
| Average Sales Price* | \$217,804 | \$239,118 | + 9.8% | \$220,234 | \$244,721 | + 11.1% |
| Percent of Original List Price Received* | 99.8% | 102.5% | + 2.7% | 98.8% | 101.7% | + 2.9% |
| Inventory of Homes for Sale | 45 | 15 | - 66.7% | — | — | — |
| Months Supply of Inventory | 1.0 | 0.3 | - 70.0% | — | — | — |

| Condo/Town | December | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|--------------|----------|
| | 2019 | 2020 | % Change | Thru 12-2019 | Thru 12-2020 | % Change |
| New Listings | 3 | 16 | + 433.3% | 142 | 170 | + 19.7% |
| Pending Sales | 6 | 15 | + 150.0% | 104 | 163 | + 56.7% |
| Closed Sales | 13 | 13 | 0.0% | 89 | 161 | + 80.9% |
| Days on Market Until Sale | 33 | 29 | - 12.1% | 29 | 44 | + 51.7% |
| Median Sales Price* | \$275,391 | \$277,043 | + 0.6% | \$212,715 | \$255,408 | + 20.1% |
| Average Sales Price* | \$236,016 | \$281,798 | + 19.4% | \$195,360 | \$228,082 | + 16.7% |
| Percent of Original List Price Received* | 98.5% | 101.4% | + 2.9% | 99.5% | 99.2% | - 0.3% |
| Inventory of Homes for Sale | 28 | 13 | - 53.6% | — | — | — |
| Months Supply of Inventory | 3.2 | 1.0 | - 68.8% | — | — | — |

* 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.

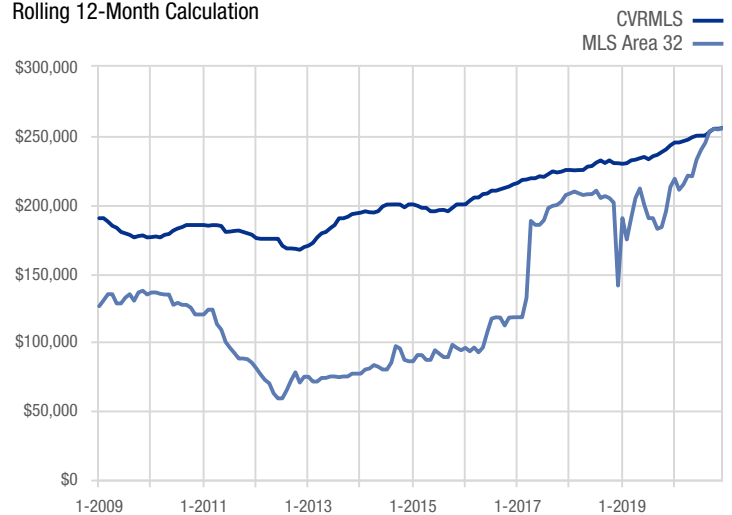
Median Sales Price - Single-Family

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.