

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 34

34-Henrico

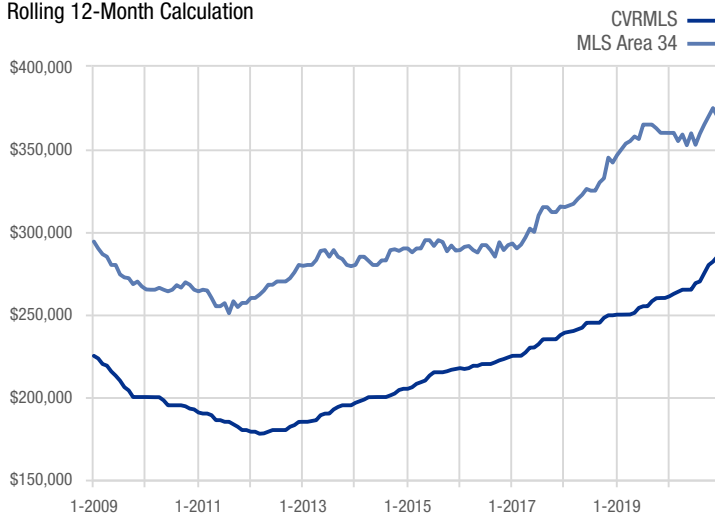
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	58	72	+ 24.1%	1,503	1,337	- 11.0%
Pending Sales	56	69	+ 23.2%	1,121	1,182	+ 5.4%
Closed Sales	90	92	+ 2.2%	1,111	1,116	+ 0.5%
Days on Market Until Sale	33	17	- 48.5%	29	26	- 10.3%
Median Sales Price*	\$358,750	\$352,500	- 1.7%	\$360,000	\$370,000	+ 2.8%
Average Sales Price*	\$392,927	\$389,698	- 0.8%	\$391,388	\$408,596	+ 4.4%
Percent of Original List Price Received*	99.7%	100.6%	+ 0.9%	99.1%	100.1%	+ 1.0%
Inventory of Homes for Sale	163	54	- 66.9%	—	—	—
Months Supply of Inventory	1.7	0.5	- 70.6%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	22	30	+ 36.4%	611	484	- 20.8%
Pending Sales	19	26	+ 36.8%	526	478	- 9.1%
Closed Sales	53	57	+ 7.5%	536	492	- 8.2%
Days on Market Until Sale	33	21	- 36.4%	26	23	- 11.5%
Median Sales Price*	\$296,500	\$291,000	- 1.9%	\$262,000	\$258,000	- 1.5%
Average Sales Price*	\$278,639	\$276,252	- 0.9%	\$265,574	\$270,036	+ 1.7%
Percent of Original List Price Received*	100.2%	100.8%	+ 0.6%	99.4%	99.8%	+ 0.4%
Inventory of Homes for Sale	51	14	- 72.5%	—	—	—
Months Supply of Inventory	1.2	0.4	- 66.7%	—	—	—

* 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.

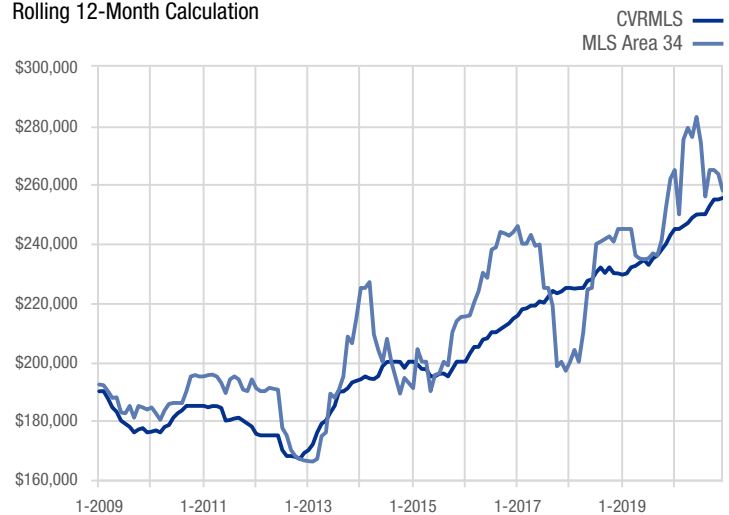
Median Sales Price - Single-Family

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.