

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 40

40-Henrico

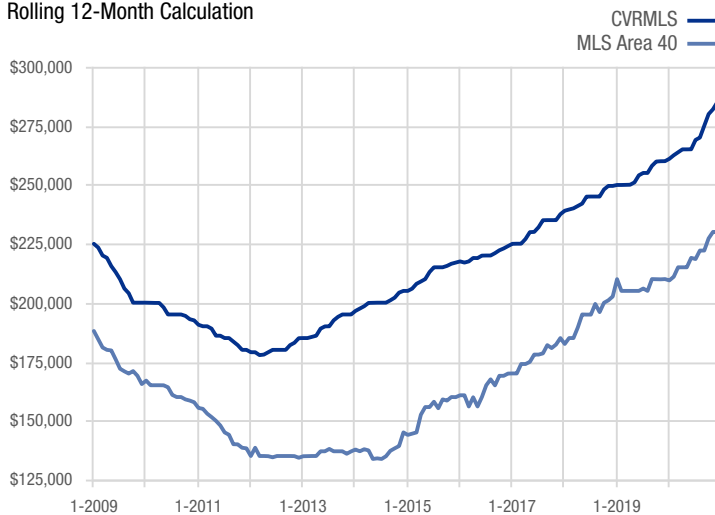
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	35	39	+ 11.4%	736	632	- 14.1%
Pending Sales	31	41	+ 32.3%	572	586	+ 2.4%
Closed Sales	51	51	0.0%	578	563	- 2.6%
Days on Market Until Sale	38	16	- 57.9%	34	31	- 8.8%
Median Sales Price*	\$236,570	\$245,313	+ 3.7%	\$210,000	\$230,000	+ 9.5%
Average Sales Price*	\$232,236	\$243,910	+ 5.0%	\$214,649	\$237,592	+ 10.7%
Percent of Original List Price Received*	98.7%	101.0%	+ 2.3%	97.7%	99.7%	+ 2.0%
Inventory of Homes for Sale	83	29	- 65.1%	—	—	—
Months Supply of Inventory	1.7	0.6	- 64.7%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	11	+ 266.7%	75	108	+ 44.0%
Pending Sales	0	9	—	59	81	+ 37.3%
Closed Sales	7	16	+ 128.6%	63	62	- 1.6%
Days on Market Until Sale	15	26	+ 73.3%	41	36	- 12.2%
Median Sales Price*	\$265,000	\$501,940	+ 89.4%	\$237,975	\$459,870	+ 93.2%
Average Sales Price*	\$347,600	\$519,121	+ 49.3%	\$335,491	\$423,806	+ 26.3%
Percent of Original List Price Received*	98.9%	107.2%	+ 8.4%	98.5%	99.8%	+ 1.3%
Inventory of Homes for Sale	12	16	+ 33.3%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

* 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.

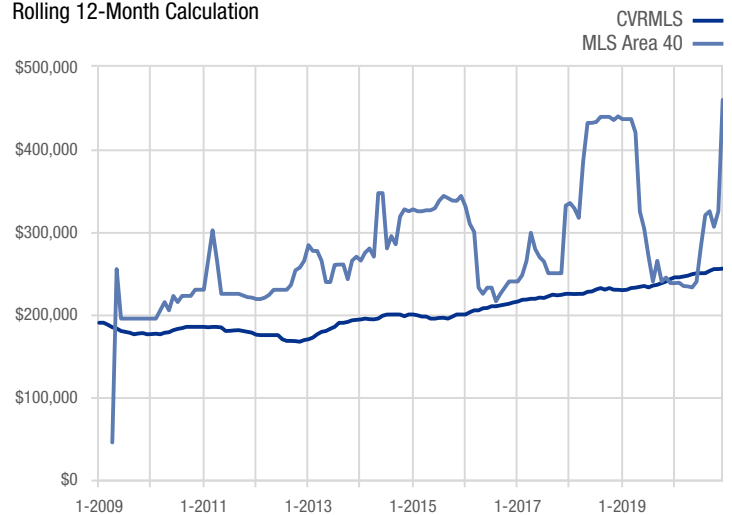
Median Sales Price - Single-Family

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.