

# Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 42

42-Henrico

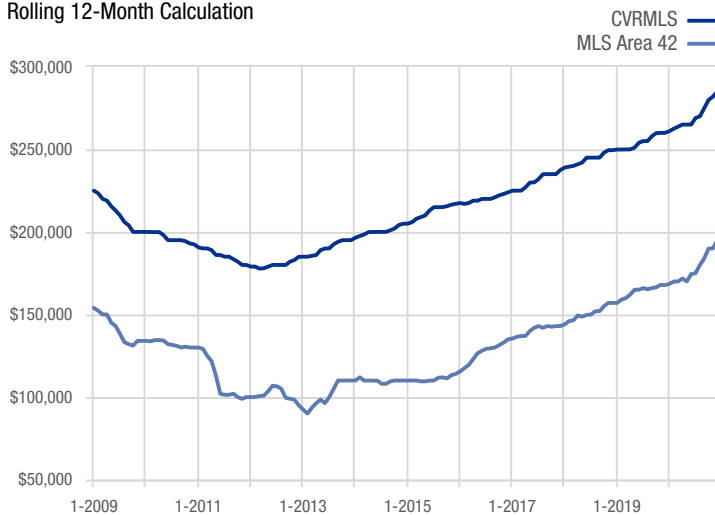
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	31	23	- 25.8%	578	564	- 2.4%
Pending Sales	34	27	- 20.6%	482	541	+ 12.2%
Closed Sales	32	39	+ 21.9%	456	529	+ 16.0%
Days on Market Until Sale	32	7	- 78.1%	33	21	- 36.4%
Median Sales Price*	\$157,500	\$197,950	+ 25.7%	\$167,800	\$194,975	+ 16.2%
Average Sales Price*	\$162,201	\$204,789	+ 26.3%	\$166,951	\$199,994	+ 19.8%
Percent of Original List Price Received*	95.6%	103.9%	+ 8.7%	98.0%	100.3%	+ 2.3%
Inventory of Homes for Sale	63	13	- 79.4%	—	—	—
Months Supply of Inventory	1.6	0.3	- 81.3%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	5	10	+ 100.0%	73	115	+ 57.5%
Pending Sales	3	12	+ 300.0%	62	107	+ 72.6%
Closed Sales	3	7	+ 133.3%	68	65	- 4.4%
Days on Market Until Sale	50	8	- 84.0%	31	18	- 41.9%
Median Sales Price*	\$181,000	\$200,500	+ 10.8%	\$154,000	\$176,000	+ 14.3%
Average Sales Price*	\$189,333	\$169,143	- 10.7%	\$134,110	\$164,282	+ 22.5%
Percent of Original List Price Received*	94.7%	103.7%	+ 9.5%	97.2%	100.3%	+ 3.2%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.4	0.4	- 71.4%	—	—	—

\* 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.

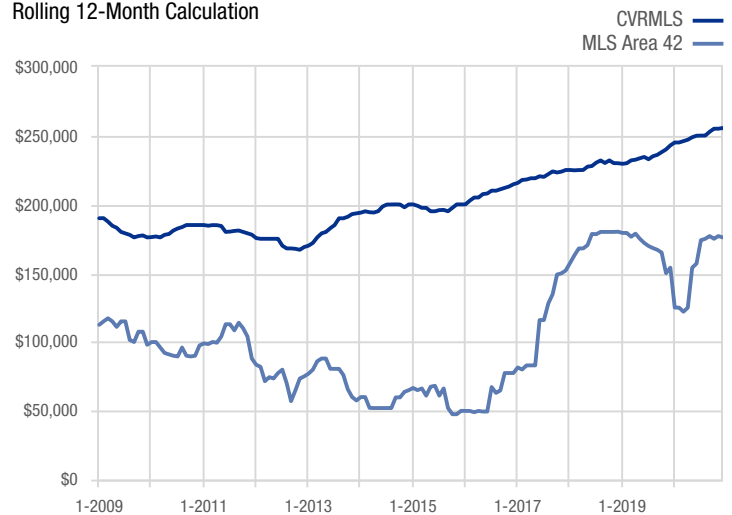
### Median Sales Price - Single-Family

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.