

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Henrico County

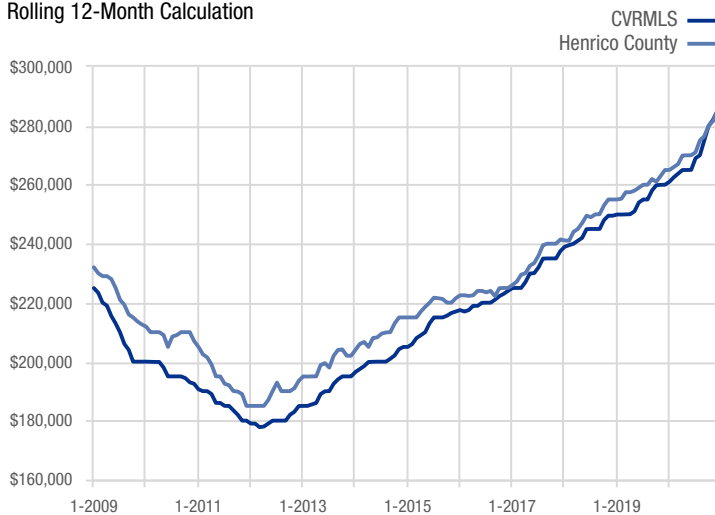
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	189	224	+ 18.5%	4,839	4,391	- 9.3%
Pending Sales	205	247	+ 20.5%	3,913	4,078	+ 4.2%
Closed Sales	305	336	+ 10.2%	3,876	3,961	+ 2.2%
Days on Market Until Sale	31	12	- 61.3%	29	22	- 24.1%
Median Sales Price*	\$267,500	\$283,500	+ 6.0%	\$265,000	\$284,950	+ 7.5%
Average Sales Price*	\$311,173	\$327,846	+ 5.4%	\$313,003	\$337,077	+ 7.7%
Percent of Original List Price Received*	98.3%	101.6%	+ 3.4%	98.5%	100.3%	+ 1.8%
Inventory of Homes for Sale	452	154	- 65.9%	—	—	—
Months Supply of Inventory	1.4	0.5	- 64.3%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	59	87	+ 47.5%	1,472	1,400	- 4.9%
Pending Sales	49	89	+ 81.6%	1,215	1,326	+ 9.1%
Closed Sales	114	139	+ 21.9%	1,231	1,266	+ 2.8%
Days on Market Until Sale	39	34	- 12.8%	35	35	0.0%
Median Sales Price*	\$289,760	\$299,053	+ 3.2%	\$250,000	\$255,000	+ 2.0%
Average Sales Price*	\$302,655	\$316,562	+ 4.6%	\$280,430	\$287,312	+ 2.5%
Percent of Original List Price Received*	99.9%	101.5%	+ 1.6%	99.7%	99.6%	- 0.1%
Inventory of Homes for Sale	199	90	- 54.8%	—	—	—
Months Supply of Inventory	2.0	0.8	- 60.0%	—	—	—

* 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.

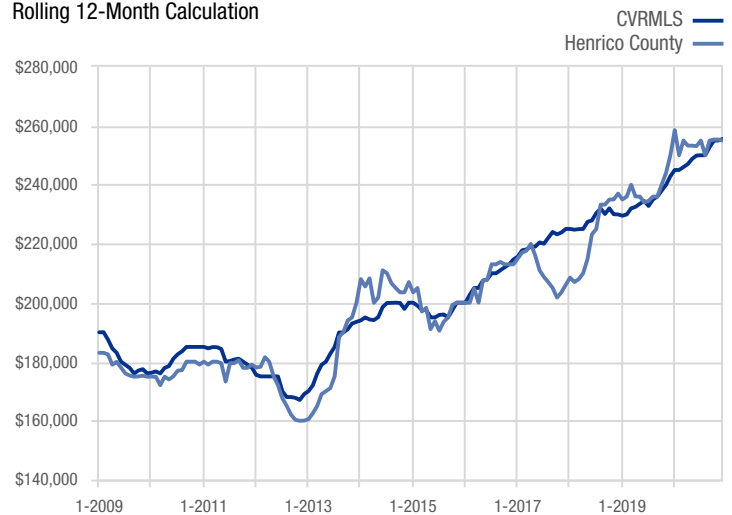
Median Sales Price - Single-Family

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.