

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 32

32-Henrico

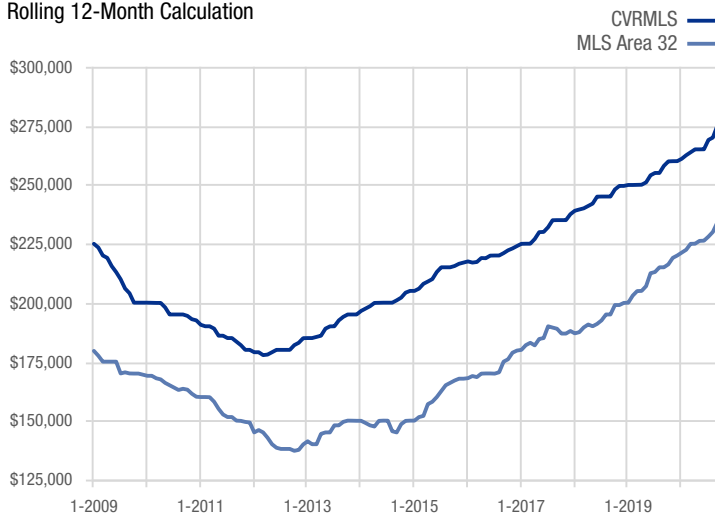
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	47	51	+ 8.5%	462	423	- 8.4%
Pending Sales	46	48	+ 4.3%	411	420	+ 2.2%
Closed Sales	43	57	+ 32.6%	402	398	- 1.0%
Days on Market Until Sale	22	8	- 63.6%	22	17	- 22.7%
Median Sales Price*	\$214,500	\$255,000	+ 18.9%	\$217,250	\$235,000	+ 8.2%
Average Sales Price*	\$220,250	\$266,893	+ 21.2%	\$218,276	\$241,658	+ 10.7%
Percent of Original List Price Received*	97.9%	102.9%	+ 5.1%	98.9%	100.8%	+ 1.9%
Inventory of Homes for Sale	52	16	- 69.2%	—	—	—
Months Supply of Inventory	1.2	0.4	- 66.7%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	14	14	0.0%	115	133	+ 15.7%
Pending Sales	9	9	0.0%	78	129	+ 65.4%
Closed Sales	6	20	+ 233.3%	59	125	+ 111.9%
Days on Market Until Sale	42	21	- 50.0%	29	48	+ 65.5%
Median Sales Price*	\$135,500	\$274,990	+ 102.9%	\$192,500	\$251,879	+ 30.8%
Average Sales Price*	\$155,585	\$251,641	+ 61.7%	\$188,207	\$221,777	+ 17.8%
Percent of Original List Price Received*	96.3%	100.4%	+ 4.3%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	30	19	- 36.7%	—	—	—
Months Supply of Inventory	4.0	1.5	- 62.5%	—	—	—

* 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.

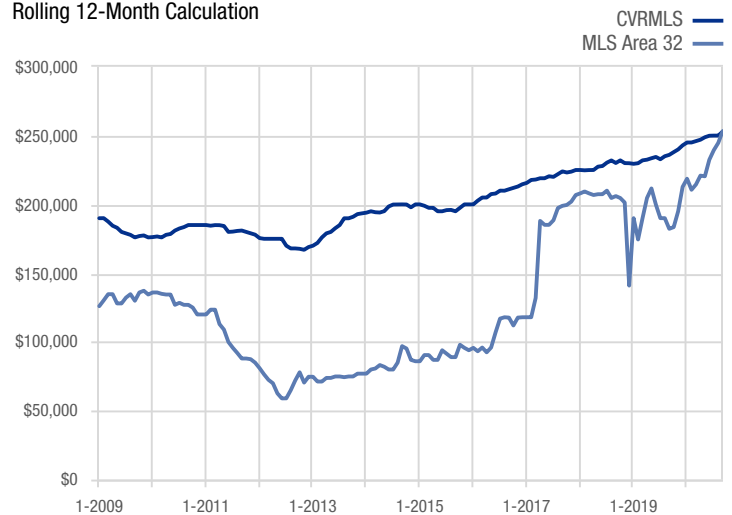
Median Sales Price - Single-Family

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.