

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

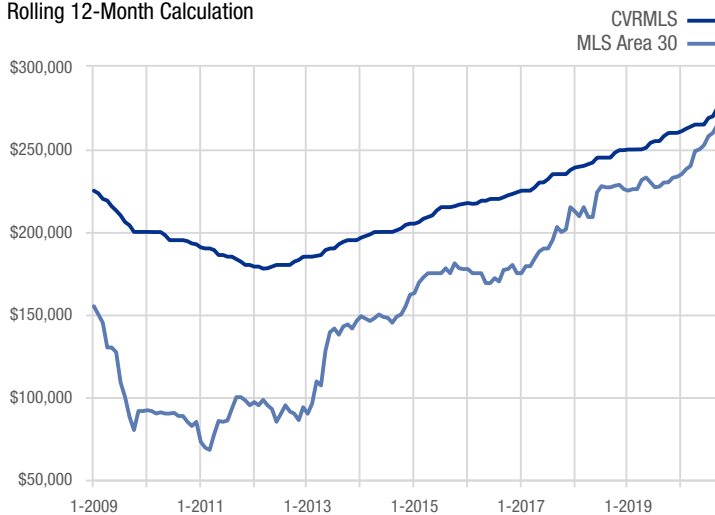
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	80	57	- 28.8%	591	521	- 11.8%
Pending Sales	43	61	+ 41.9%	452	476	+ 5.3%
Closed Sales	38	53	+ 39.5%	443	443	0.0%
Days on Market Until Sale	28	17	- 39.3%	37	28	- 24.3%
Median Sales Price*	\$234,163	\$271,750	+ 16.1%	\$233,425	\$274,950	+ 17.8%
Average Sales Price*	\$242,188	\$290,505	+ 20.0%	\$244,644	\$289,781	+ 18.5%
Percent of Original List Price Received*	95.2%	100.6%	+ 5.7%	96.0%	98.7%	+ 2.8%
Inventory of Homes for Sale	112	41	- 63.4%	—	—	—
Months Supply of Inventory	2.4	0.8	- 66.7%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	0	1	—	6	9	+ 50.0%
Pending Sales	0	2	—	4	5	+ 25.0%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Days on Market Until Sale	30	—	—	36	24	- 33.3%
Median Sales Price*	\$321,500	—	—	\$331,935	\$367,000	+ 10.6%
Average Sales Price*	\$321,500	—	—	\$338,830	\$302,750	- 10.6%
Percent of Original List Price Received*	99.0%	—	—	98.4%	113.0%	+ 14.8%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

* 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.

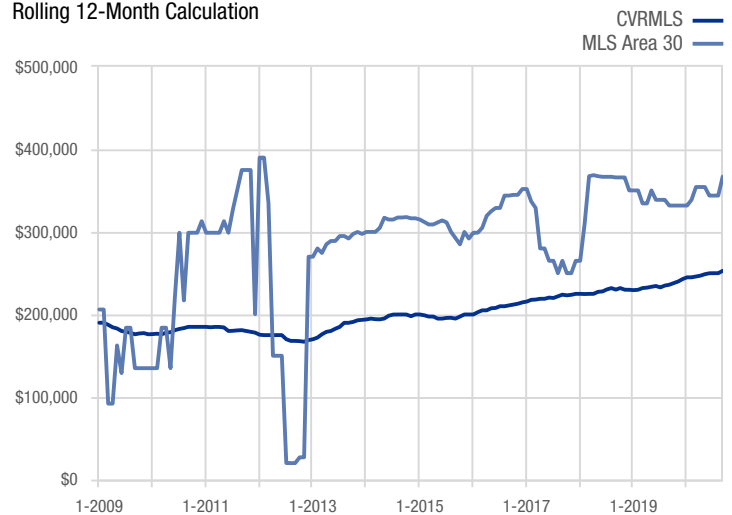
Median Sales Price - Single-Family

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.