

Local Market Update – June 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

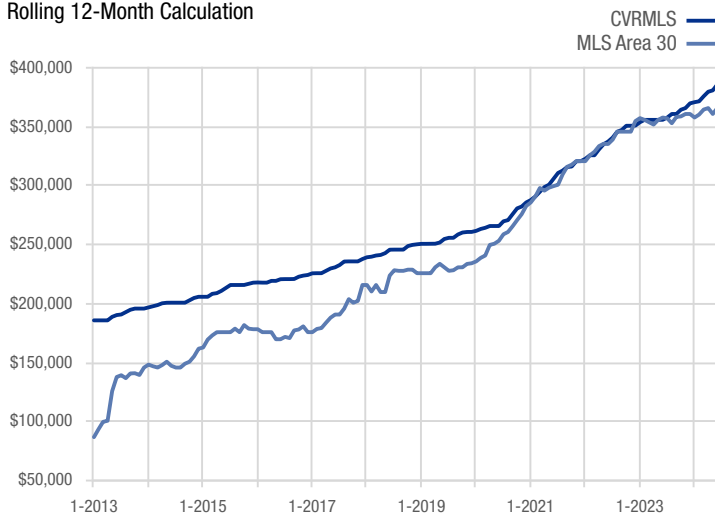
Single Family	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	46	39	- 15.2%	277	279	+ 0.7%
Pending Sales	34	39	+ 14.7%	228	240	+ 5.3%
Closed Sales	37	44	+ 18.9%	211	218	+ 3.3%
Days on Market Until Sale	17	11	- 35.3%	25	19	- 24.0%
Median Sales Price*	\$380,000	\$450,000	+ 18.4%	\$350,000	\$360,000	+ 2.9%
Average Sales Price*	\$450,578	\$442,949	- 1.7%	\$388,832	\$394,547	+ 1.5%
Percent of Original List Price Received*	103.7%	103.4%	- 0.3%	101.0%	100.7%	- 0.3%
Inventory of Homes for Sale	46	39	- 15.2%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

Condo/Town	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	0	0	0.0%	5	5	0.0%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	0	0	0.0%	4	2	- 50.0%
Days on Market Until Sale	—	—	—	15	37	+ 146.7%
Median Sales Price*	—	—	—	\$275,000	\$362,250	+ 31.7%
Average Sales Price*	—	—	—	\$289,000	\$362,250	+ 25.3%
Percent of Original List Price Received*	—	—	—	102.2%	91.7%	- 10.3%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

* 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.

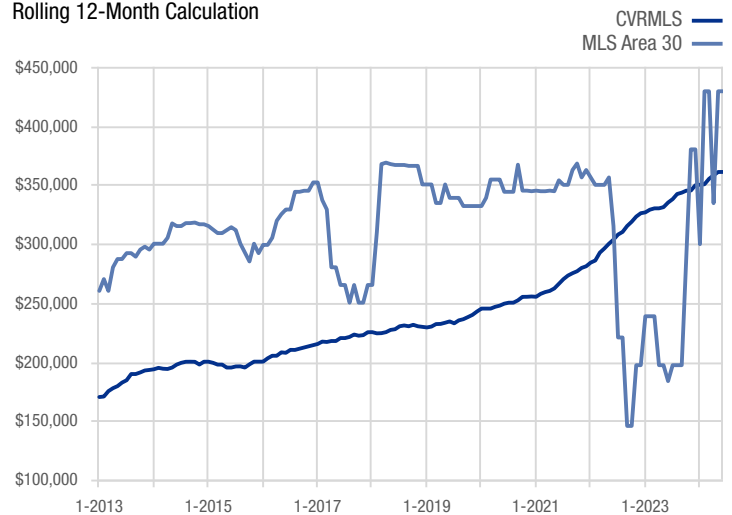
Median Sales Price - Single-Family

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.