

# Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 10

10-Richmond

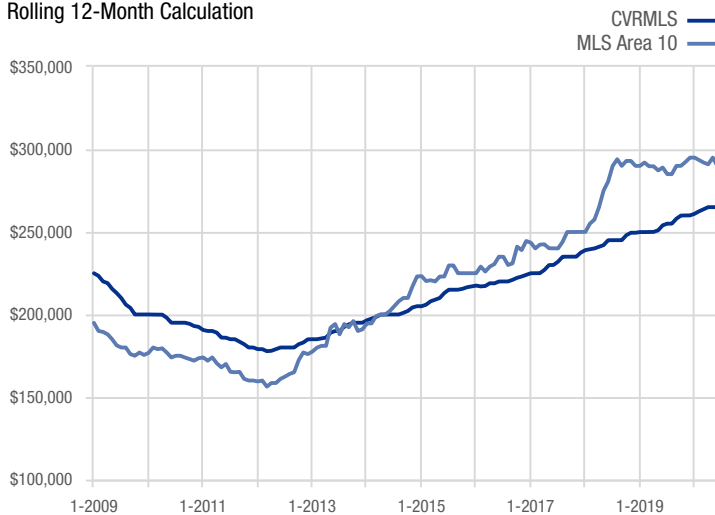
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	105	101	- 3.8%	621	571	- 8.1%
Pending Sales	84	100	+ 19.0%	481	481	0.0%
Closed Sales	100	85	- 15.0%	444	409	- 7.9%
Days on Market Until Sale	28	25	- 10.7%	28	27	- 3.6%
Median Sales Price*	\$337,500	\$291,840	- 13.5%	\$295,000	\$285,000	- 3.4%
Average Sales Price*	\$353,435	\$341,054	- 3.5%	\$338,268	\$336,677	- 0.5%
Percent of Original List Price Received*	97.9%	99.1%	+ 1.2%	97.7%	98.0%	+ 0.3%
Inventory of Homes for Sale	156	96	- 38.5%	—	—	—
Months Supply of Inventory	2.3	1.3	- 43.5%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	29	25	- 13.8%	215	159	- 26.0%
Pending Sales	27	25	- 7.4%	170	134	- 21.2%
Closed Sales	49	21	- 57.1%	148	118	- 20.3%
Days on Market Until Sale	22	25	+ 13.6%	24	34	+ 41.7%
Median Sales Price*	\$65,000	\$215,000	+ 230.8%	\$186,250	\$230,000	+ 23.5%
Average Sales Price*	\$157,527	\$258,310	+ 64.0%	\$198,345	\$277,250	+ 39.8%
Percent of Original List Price Received*	98.0%	97.7%	- 0.3%	98.0%	97.9%	- 0.1%
Inventory of Homes for Sale	50	42	- 16.0%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

\* 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.

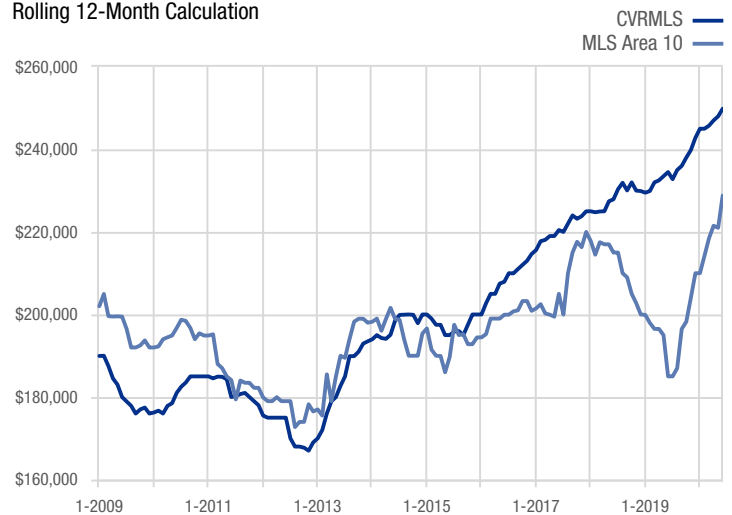
### Median Sales Price - Single-Family

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.