

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

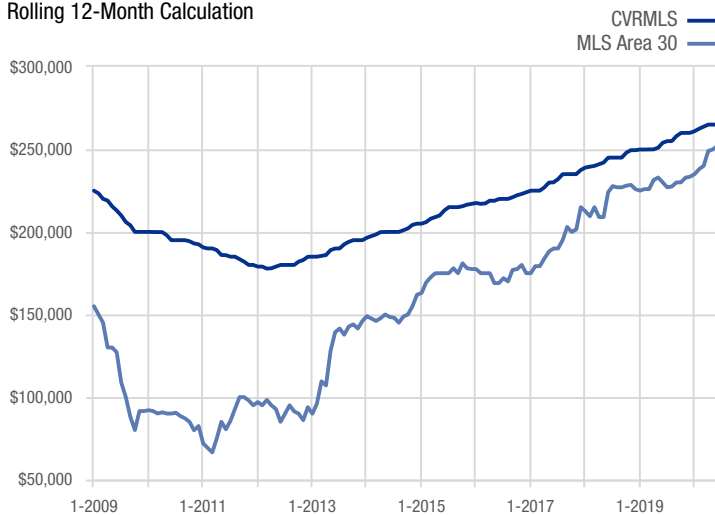
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	63	60	- 4.8%	390	342	- 12.3%
Pending Sales	46	69	+ 50.0%	318	303	- 4.7%
Closed Sales	54	61	+ 13.0%	300	263	- 12.3%
Days on Market Until Sale	19	21	+ 10.5%	38	30	- 21.1%
Median Sales Price*	\$267,500	\$320,000	+ 19.6%	\$234,750	\$274,950	+ 17.1%
Average Sales Price*	\$275,339	\$298,948	+ 8.6%	\$242,995	\$282,305	+ 16.2%
Percent of Original List Price Received*	98.2%	99.3%	+ 1.1%	96.0%	98.0%	+ 2.1%
Inventory of Homes for Sale	96	50	- 47.9%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	0	1	—	4	6	+ 50.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	2	1	- 50.0%	3	2	- 33.3%
Days on Market Until Sale	45	13	- 71.1%	38	29	- 23.7%
Median Sales Price*	\$354,410	\$344,000	- 2.9%	\$338,870	\$367,000	+ 8.3%
Average Sales Price*	\$354,410	\$344,000	- 2.9%	\$344,607	\$367,000	+ 6.5%
Percent of Original List Price Received*	98.0%	98.6%	+ 0.6%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	2.0	+ 150.0%	—	—	—

* 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.

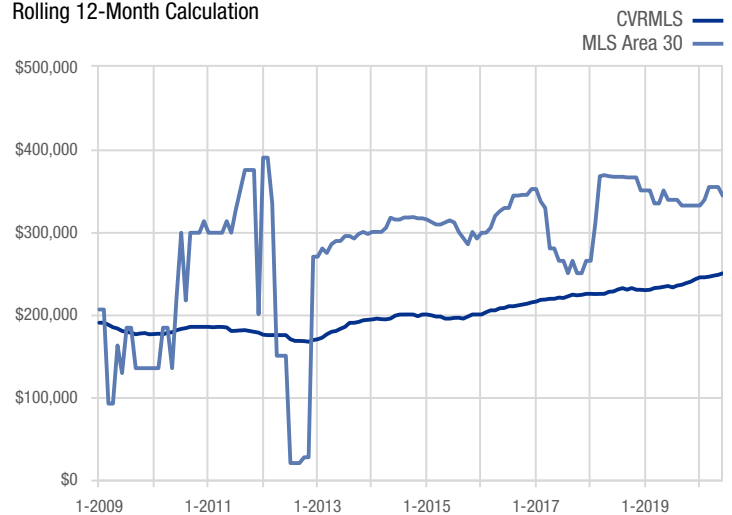
Median Sales Price - Single-Family

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.