

Local Market Update – June 2020

A Research Tool Provided by Central Virginia Regional MLS.



Entire MLS

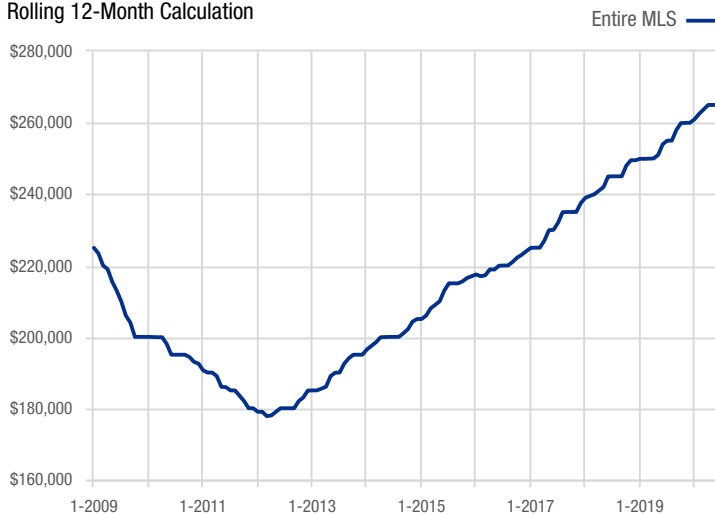
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	2,383	2,191	- 8.1%	13,965	12,779	- 8.5%
Pending Sales	1,840	2,249	+ 22.2%	10,413	10,930	+ 5.0%
Closed Sales	2,088	1,973	- 5.5%	9,080	9,119	+ 0.4%
Days on Market Until Sale	29	34	+ 17.2%	40	38	- 5.0%
Median Sales Price*	\$275,450	\$282,500	+ 2.6%	\$258,000	\$270,000	+ 4.7%
Average Sales Price*	\$313,887	\$319,398	+ 1.8%	\$292,806	\$308,022	+ 5.2%
Percent of Original List Price Received*	98.8%	99.2%	+ 0.4%	98.0%	98.5%	+ 0.5%
Inventory of Homes for Sale	4,441	2,748	- 38.1%	—	—	—
Months Supply of Inventory	2.9	1.7	- 41.4%	—	—	—

Condo/Town	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	344	375	+ 9.0%	1,875	1,826	- 2.6%
Pending Sales	266	352	+ 32.3%	1,530	1,520	- 0.7%
Closed Sales	278	255	- 8.3%	1,321	1,216	- 7.9%
Days on Market Until Sale	29	33	+ 13.8%	35	38	+ 8.6%
Median Sales Price*	\$232,000	\$241,970	+ 4.3%	\$235,000	\$245,000	+ 4.3%
Average Sales Price*	\$239,467	\$254,692	+ 6.4%	\$257,439	\$267,805	+ 4.0%
Percent of Original List Price Received*	99.5%	99.4%	- 0.1%	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale	487	427	- 12.3%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

* 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.

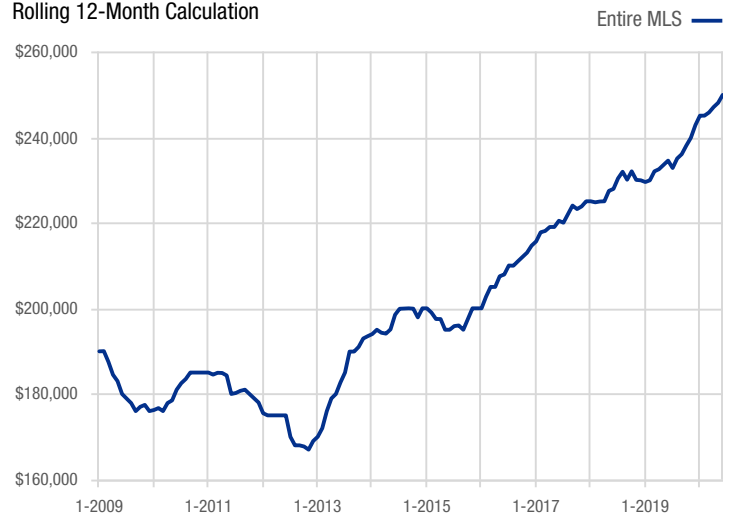
Median Sales Price - Single-Family

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.