

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

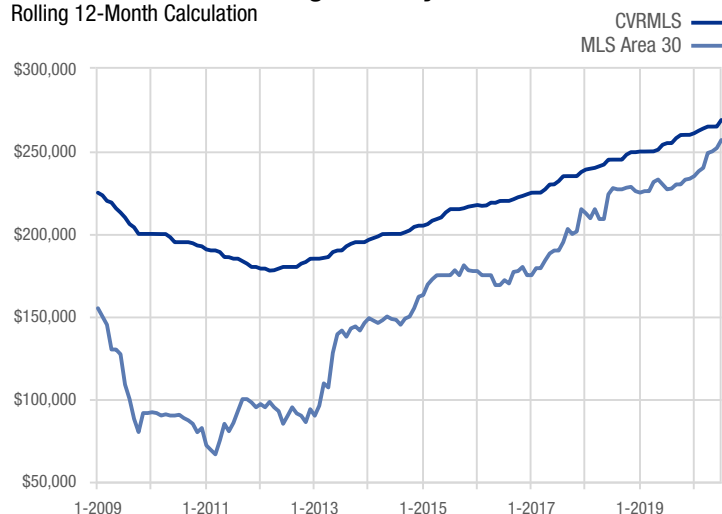
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	60	68	+ 13.3%	450	412	- 8.4%
Pending Sales	40	63	+ 57.5%	358	364	+ 1.7%
Closed Sales	55	67	+ 21.8%	355	330	- 7.0%
Days on Market Until Sale	52	28	- 46.2%	40	30	- 25.0%
Median Sales Price*	\$218,100	\$274,950	+ 26.1%	\$232,900	\$274,950	+ 18.1%
Average Sales Price*	\$240,460	\$298,196	+ 24.0%	\$242,600	\$285,532	+ 17.7%
Percent of Original List Price Received*	95.6%	100.3%	+ 4.9%	96.0%	98.5%	+ 2.6%
Inventory of Homes for Sale	102	58	- 43.1%	—	—	—
Months Supply of Inventory	2.3	1.2	- 47.8%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	1	0.0%	5	7	+ 40.0%
Pending Sales	0	2	—	3	3	0.0%
Closed Sales	0	0	0.0%	3	2	- 33.3%
Days on Market Until Sale	—	—	—	38	29	- 23.7%
Median Sales Price*	—	—	—	\$338,870	\$367,000	+ 8.3%
Average Sales Price*	—	—	—	\$344,607	\$367,000	+ 6.5%
Percent of Original List Price Received*	—	—	—	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.6	+ 128.6%	—	—	—

* 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.

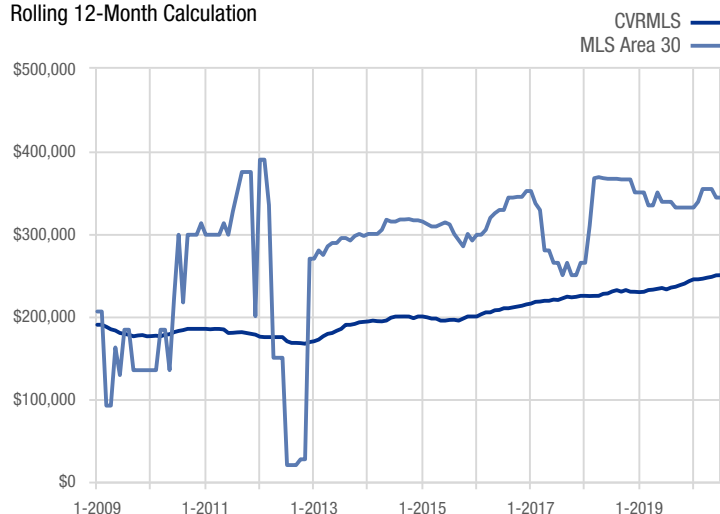
Median Sales Price - Single-Family

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.