

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

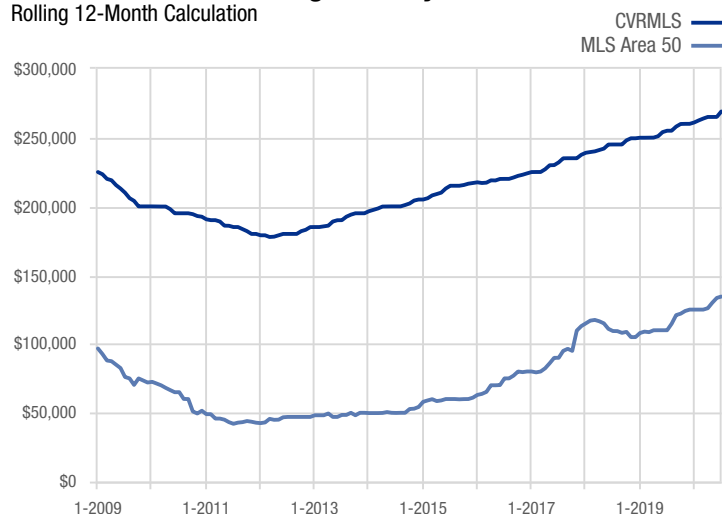
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	52	29	- 44.2%	288	205	- 28.8%
Pending Sales	44	32	- 27.3%	223	193	- 13.5%
Closed Sales	35	32	- 8.6%	193	196	+ 1.6%
Days on Market Until Sale	18	10	- 44.4%	25	24	- 4.0%
Median Sales Price*	\$104,500	\$144,250	+ 38.0%	\$115,000	\$135,000	+ 17.4%
Average Sales Price*	\$113,215	\$130,380	+ 15.2%	\$119,606	\$141,695	+ 18.5%
Percent of Original List Price Received*	95.6%	100.4%	+ 5.0%	97.2%	98.4%	+ 1.2%
Inventory of Homes for Sale	66	14	- 78.8%	—	—	—
Months Supply of Inventory	2.3	0.5	- 78.3%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	3	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	12	—	—
Median Sales Price*	—	—	—	\$41,250	—	—
Average Sales Price*	—	—	—	\$41,250	—	—
Percent of Original List Price Received*	—	—	—	103.1%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

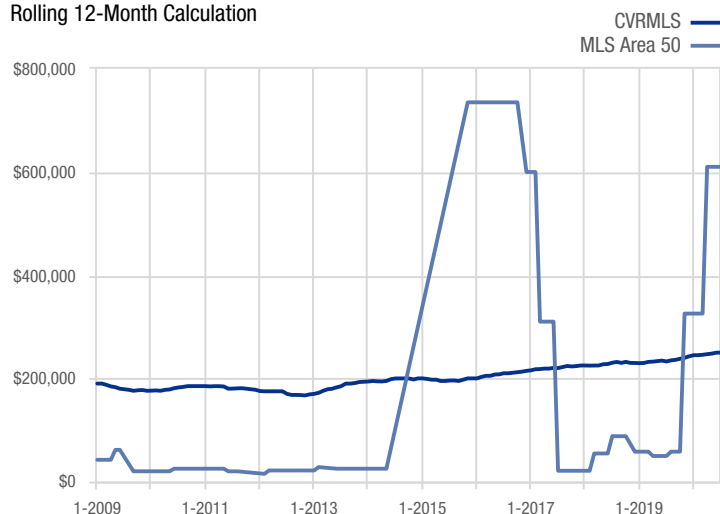
Median Sales Price - Single-Family

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.