

Local Market Update – September 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

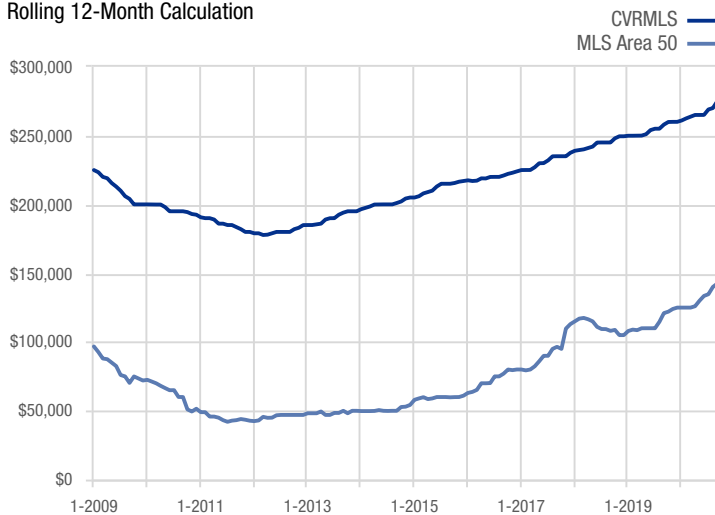
Single Family	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	36	38	+ 5.6%	367	264	- 28.1%
Pending Sales	39	31	- 20.5%	289	244	- 15.6%
Closed Sales	29	19	- 34.5%	267	246	- 7.9%
Days on Market Until Sale	12	13	+ 8.3%	24	23	- 4.2%
Median Sales Price*	\$138,000	\$143,000	+ 3.6%	\$122,274	\$145,000	+ 18.6%
Average Sales Price*	\$120,238	\$149,036	+ 24.0%	\$123,920	\$145,715	+ 17.6%
Percent of Original List Price Received*	96.9%	100.3%	+ 3.5%	97.1%	98.5%	+ 1.4%
Inventory of Homes for Sale	59	19	- 67.8%	—	—	—
Months Supply of Inventory	1.9	0.7	- 63.2%	—	—	—

Condo/Town	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% 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%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	74	—	—
Median Sales Price*	—	—	—	\$325,625	—	—
Average Sales Price*	—	—	—	\$325,625	—	—
Percent of Original List Price Received*	—	—	—	97.8%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

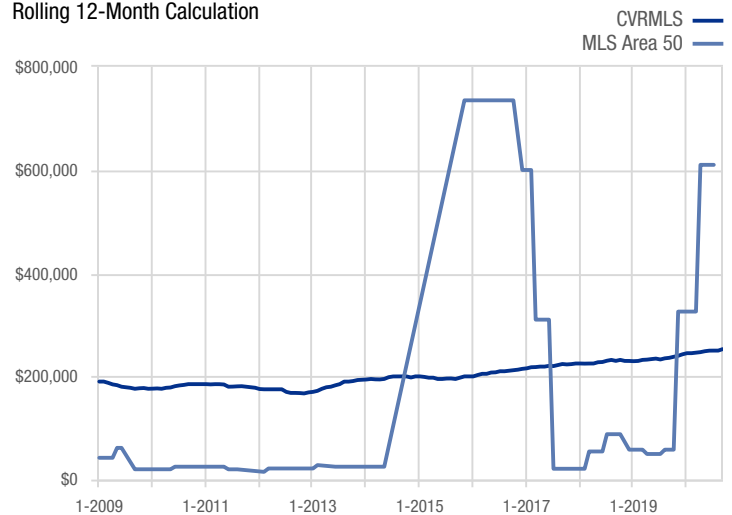
Median Sales Price - Single-Family

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.