

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

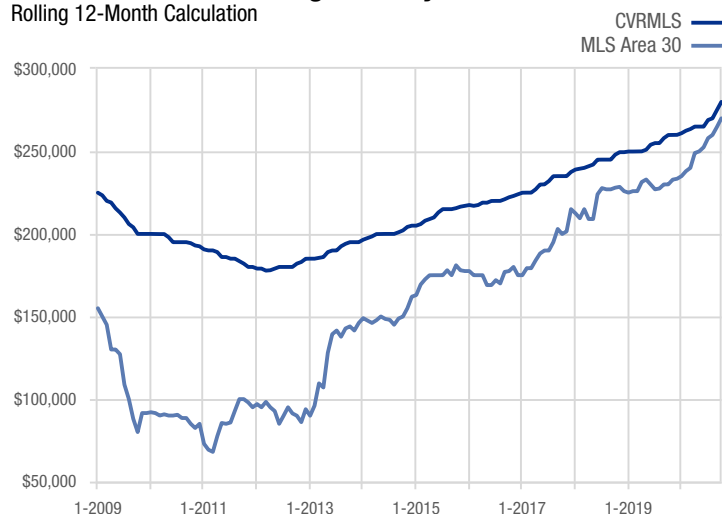
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	61	67	+ 9.8%	652	592	- 9.2%
Pending Sales	48	56	+ 16.7%	500	528	+ 5.6%
Closed Sales	46	54	+ 17.4%	489	497	+ 1.6%
Days on Market Until Sale	46	25	- 45.7%	38	28	- 26.3%
Median Sales Price*	\$235,500	\$292,000	+ 24.0%	\$233,425	\$274,975	+ 17.8%
Average Sales Price*	\$261,646	\$293,553	+ 12.2%	\$246,250	\$290,191	+ 17.8%
Percent of Original List Price Received*	95.9%	101.3%	+ 5.6%	96.0%	99.0%	+ 3.1%
Inventory of Homes for Sale	111	53	- 52.3%	—	—	—
Months Supply of Inventory	2.3	1.0	- 56.5%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	1	0.0%	7	10	+ 42.9%
Pending Sales	0	2	—	4	7	+ 75.0%
Closed Sales	0	1	—	4	5	+ 25.0%
Days on Market Until Sale	—	22	—	36	24	- 33.3%
Median Sales Price*	—	\$345,000	—	\$331,935	\$345,000	+ 3.9%
Average Sales Price*	—	\$345,000	—	\$338,830	\$311,200	- 8.2%
Percent of Original List Price Received*	—	97.2%	—	98.4%	109.9%	+ 11.7%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

* 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.

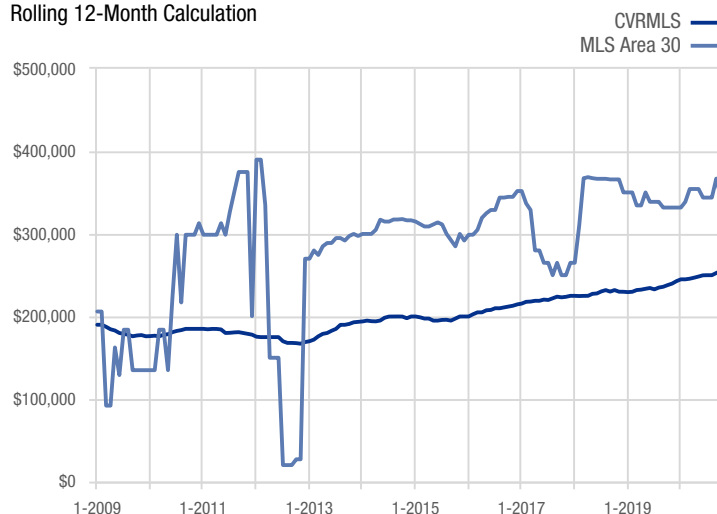
Median Sales Price - Single-Family

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.