

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

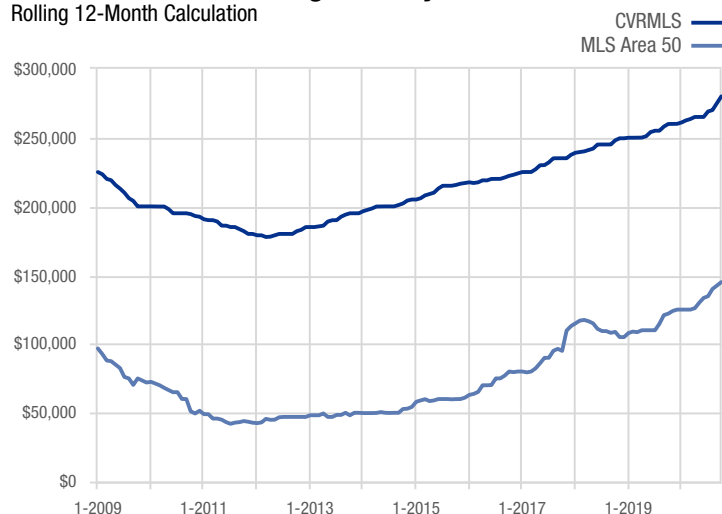
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	51	33	- 35.3%	418	297	- 28.9%
Pending Sales	37	29	- 21.6%	326	270	- 17.2%
Closed Sales	37	26	- 29.7%	304	272	- 10.5%
Days on Market Until Sale	19	7	- 63.2%	23	22	- 4.3%
Median Sales Price*	\$131,000	\$167,425	+ 27.8%	\$122,500	\$145,500	+ 18.8%
Average Sales Price*	\$126,259	\$156,379	+ 23.9%	\$124,208	\$146,765	+ 18.2%
Percent of Original List Price Received*	97.7%	98.1%	+ 0.4%	97.2%	98.5%	+ 1.3%
Inventory of Homes for Sale	64	19	- 70.3%	—	—	—
Months Supply of Inventory	2.1	0.7	- 66.7%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	0	- 100.0%	4	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	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.

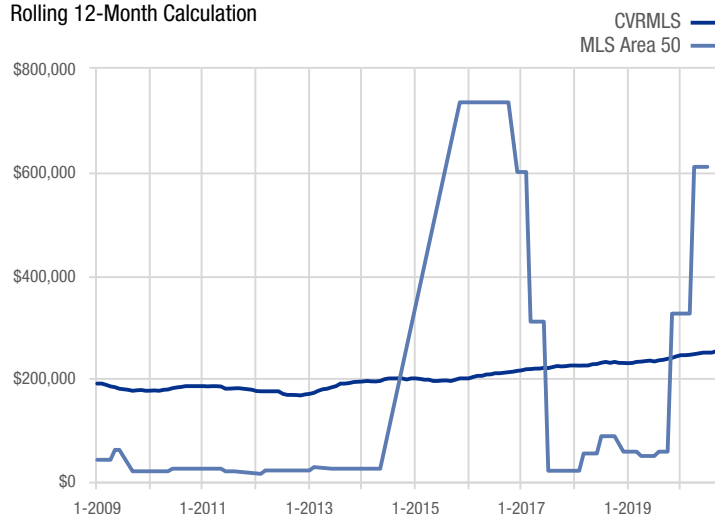
Median Sales Price - Single-Family

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.