

Local Market Update – October 2020

A Research Tool Provided by Central Virginia Regional MLS.



Richmond County

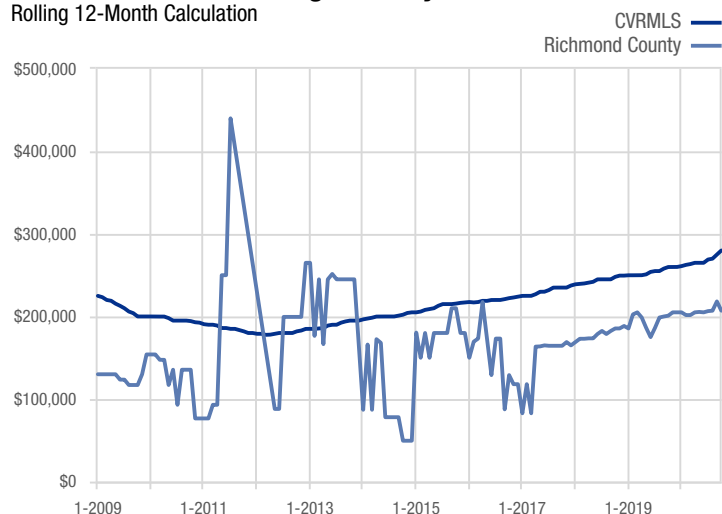
Single Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	2	5	+ 150.0%	31	19	- 38.7%
Pending Sales	1	5	+ 400.0%	18	15	- 16.7%
Closed Sales	1	0	- 100.0%	18	8	- 55.6%
Days on Market Until Sale	59	—	—	81	110	+ 35.8%
Median Sales Price*	\$313,500	—	—	\$202,975	\$218,250	+ 7.5%
Average Sales Price*	\$313,500	—	—	\$204,161	\$249,688	+ 22.3%
Percent of Original List Price Received*	156.8%	—	—	98.7%	96.1%	- 2.6%
Inventory of Homes for Sale	13	6	- 53.8%	—	—	—
Months Supply of Inventory	6.2	3.0	- 51.6%	—	—	—

Condo/Town	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
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.

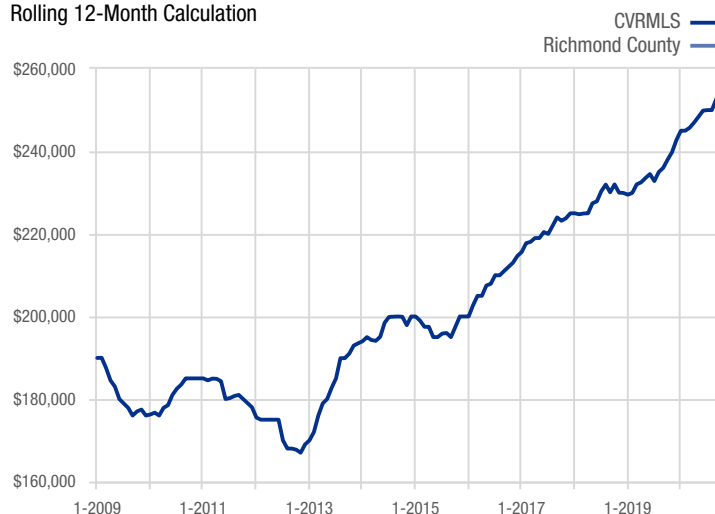
Median Sales Price - Single-Family

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.