

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

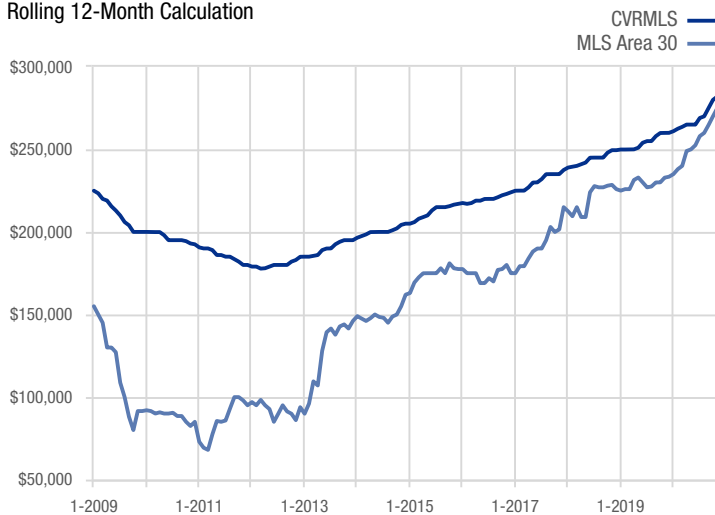
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	44	51	+ 15.9%	696	643	- 7.6%
Pending Sales	46	47	+ 2.2%	546	574	+ 5.1%
Closed Sales	45	55	+ 22.2%	534	553	+ 3.6%
Days on Market Until Sale	25	22	- 12.0%	37	27	- 27.0%
Median Sales Price*	\$249,000	\$310,000	+ 24.5%	\$234,700	\$280,500	+ 19.5%
Average Sales Price*	\$254,076	\$309,370	+ 21.8%	\$246,912	\$292,074	+ 18.3%
Percent of Original List Price Received*	96.4%	99.8%	+ 3.5%	96.1%	99.1%	+ 3.1%
Inventory of Homes for Sale	91	47	- 48.4%	—	—	—
Months Supply of Inventory	1.9	0.9	- 52.6%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	2	—	7	12	+ 71.4%
Pending Sales	0	0	0.0%	4	7	+ 75.0%
Closed Sales	0	2	—	4	7	+ 75.0%
Days on Market Until Sale	—	79	—	36	39	+ 8.3%
Median Sales Price*	—	\$340,250	—	\$331,935	\$345,000	+ 3.9%
Average Sales Price*	—	\$340,250	—	\$338,830	\$319,500	- 5.7%
Percent of Original List Price Received*	—	93.0%	—	98.4%	105.0%	+ 6.7%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

* 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.

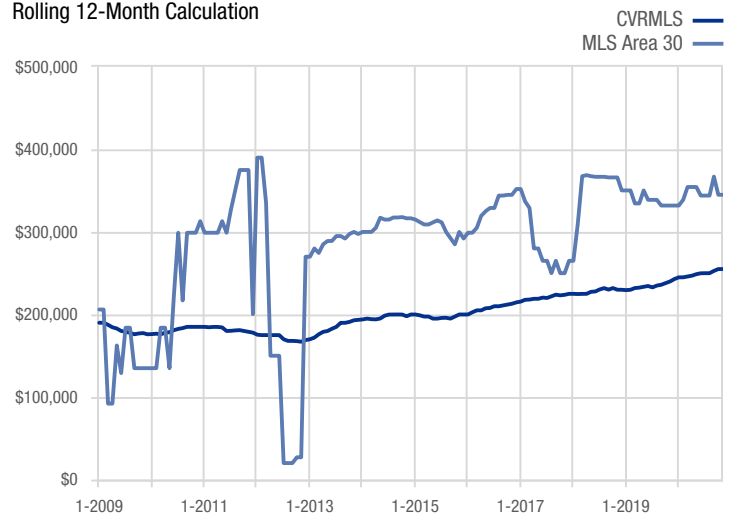
Median Sales Price - Single-Family

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.