

Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

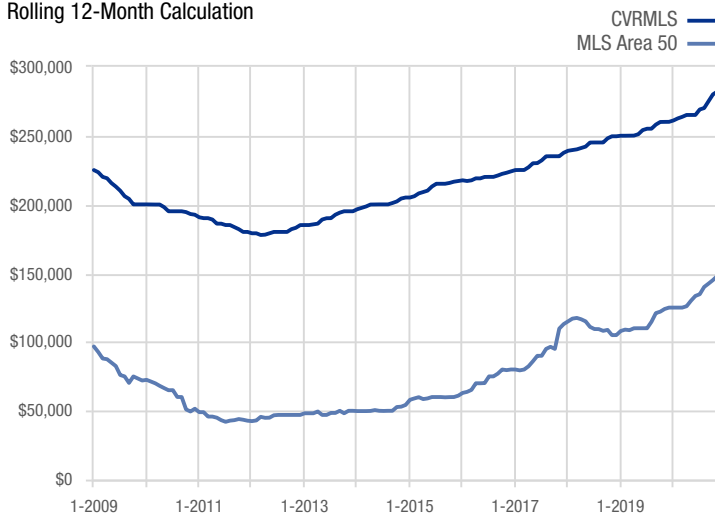
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	29	33	+ 13.8%	447	331	- 26.0%
Pending Sales	26	36	+ 38.5%	352	305	- 13.4%
Closed Sales	37	31	- 16.2%	341	303	- 11.1%
Days on Market Until Sale	30	12	- 60.0%	24	21	- 12.5%
Median Sales Price*	\$132,865	\$165,000	+ 24.2%	\$124,000	\$147,960	+ 19.3%
Average Sales Price*	\$142,312	\$161,208	+ 13.3%	\$126,189	\$148,105	+ 17.4%
Percent of Original List Price Received*	96.6%	101.2%	+ 4.8%	97.1%	98.7%	+ 1.6%
Inventory of Homes for Sale	63	19	- 69.8%	—	—	—
Months Supply of Inventory	2.0	0.7	- 65.0%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	0	0	0.0%	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.

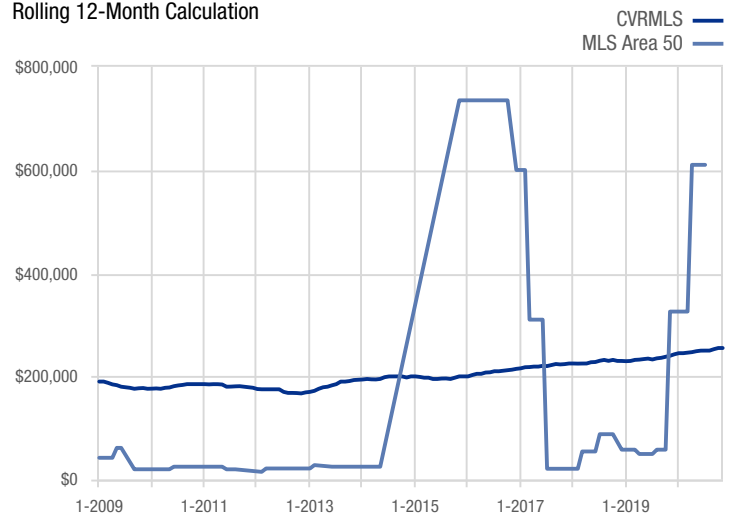
Median Sales Price - Single-Family

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.