

# Local Market Update – November 2020

A Research Tool Provided by Central Virginia Regional MLS.



## Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

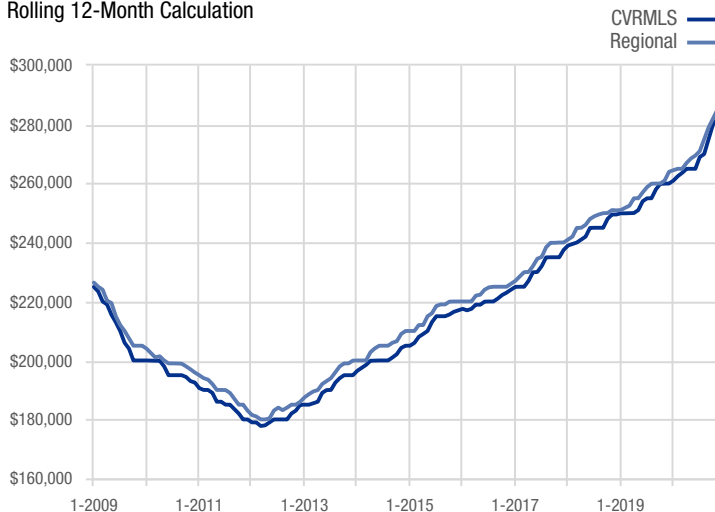
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	1,313	<b>1,440</b>	+ 9.7%	22,098	<b>21,246</b>	- 3.9%
Pending Sales	1,231	<b>1,613</b>	+ 31.0%	16,750	<b>18,884</b>	+ 12.7%
Closed Sales	1,339	<b>1,578</b>	+ 17.8%	16,164	<b>17,181</b>	+ 6.3%
Days on Market Until Sale	34	<b>20</b>	- 41.2%	34	<b>30</b>	- 11.8%
Median Sales Price*	\$260,000	<b>\$298,705</b>	+ 14.9%	\$263,000	<b>\$286,500</b>	+ 8.9%
Average Sales Price*	\$302,095	<b>\$339,972</b>	+ 12.5%	\$298,925	<b>\$325,831</b>	+ 9.0%
Percent of Original List Price Received*	97.5%	<b>100.7%</b>	+ 3.3%	98.1%	<b>99.5%</b>	+ 1.4%
Inventory of Homes for Sale	3,422	<b>1,637</b>	- 52.2%	—	—	—
Months Supply of Inventory	2.3	<b>1.0</b>	- 56.5%	—	—	—

Condo/Town	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	192	<b>216</b>	+ 12.5%	3,220	<b>3,271</b>	+ 1.6%
Pending Sales	191	<b>254</b>	+ 33.0%	2,553	<b>2,888</b>	+ 13.1%
Closed Sales	191	<b>252</b>	+ 31.9%	2,433	<b>2,562</b>	+ 5.3%
Days on Market Until Sale	32	<b>26</b>	- 18.8%	35	<b>33</b>	- 5.7%
Median Sales Price*	\$255,435	<b>\$263,785</b>	+ 3.3%	\$240,000	<b>\$255,000</b>	+ 6.3%
Average Sales Price*	\$265,438	<b>\$285,078</b>	+ 7.4%	\$262,318	<b>\$276,271</b>	+ 5.3%
Percent of Original List Price Received*	99.7%	<b>100.0%</b>	+ 0.3%	99.6%	<b>99.6%</b>	0.0%
Inventory of Homes for Sale	494	<b>310</b>	- 37.2%	—	—	—
Months Supply of Inventory	2.2	<b>1.2</b>	- 45.5%	—	—	—

\* 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.

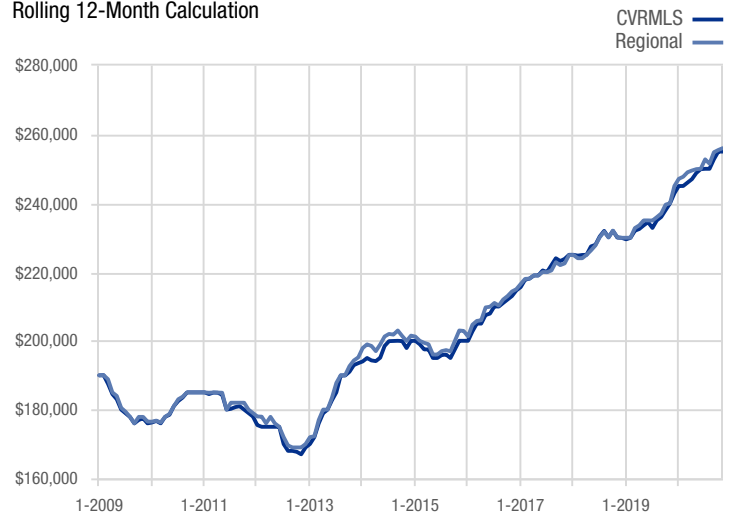
### Median Sales Price - Single-Family

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.

Current as of December 10, 2020. All data from Central Virginia Regional MLS. Report © 2020 ShowingTime.