

# Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 30

30-Richmond

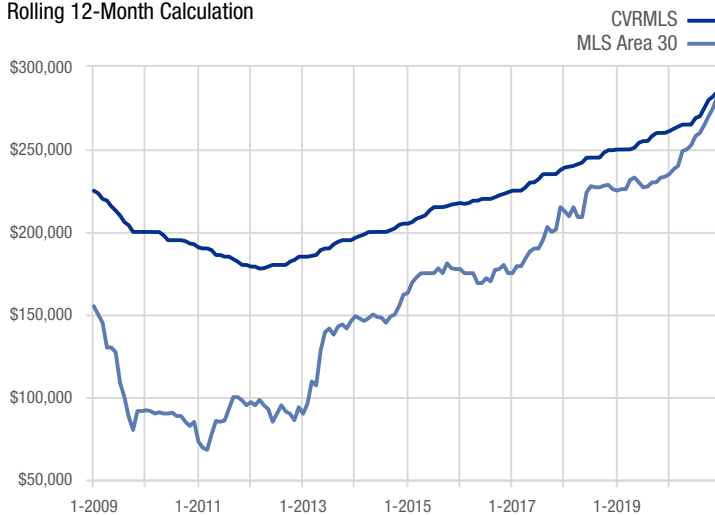
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	35	43	+ 22.9%	731	688	- 5.9%
Pending Sales	37	40	+ 8.1%	583	612	+ 5.0%
Closed Sales	43	45	+ 4.7%	577	598	+ 3.6%
Days on Market Until Sale	32	18	- 43.8%	37	26	- 29.7%
Median Sales Price*	\$230,000	<b>\$347,800</b>	+ 51.2%	\$233,425	<b>\$282,000</b>	+ 20.8%
Average Sales Price*	\$233,613	<b>\$322,001</b>	+ 37.8%	\$245,918	<b>\$294,338</b>	+ 19.7%
Percent of Original List Price Received*	96.2%	<b>99.3%</b>	+ 3.2%	96.1%	<b>99.1%</b>	+ 3.1%
Inventory of Homes for Sale	70	46	- 34.3%	—	—	—
Months Supply of Inventory	1.4	0.9	- 35.7%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	7	12	+ 71.4%
Pending Sales	1	1	0.0%	5	8	+ 60.0%
Closed Sales	0	1	—	4	8	+ 100.0%
Days on Market Until Sale	—	11	—	36	36	0.0%
Median Sales Price*	—	<b>\$315,000</b>	—	\$331,935	<b>\$344,500</b>	+ 3.8%
Average Sales Price*	—	<b>\$315,000</b>	—	\$338,830	<b>\$318,938</b>	- 5.9%
Percent of Original List Price Received*	—	<b>96.9%</b>	—	98.4%	<b>104.0%</b>	+ 5.7%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

\* 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.

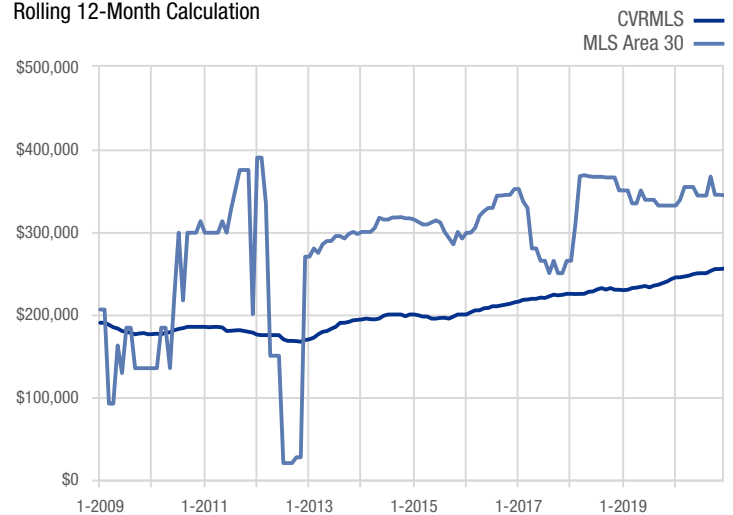
### Median Sales Price - Single-Family

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.