

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

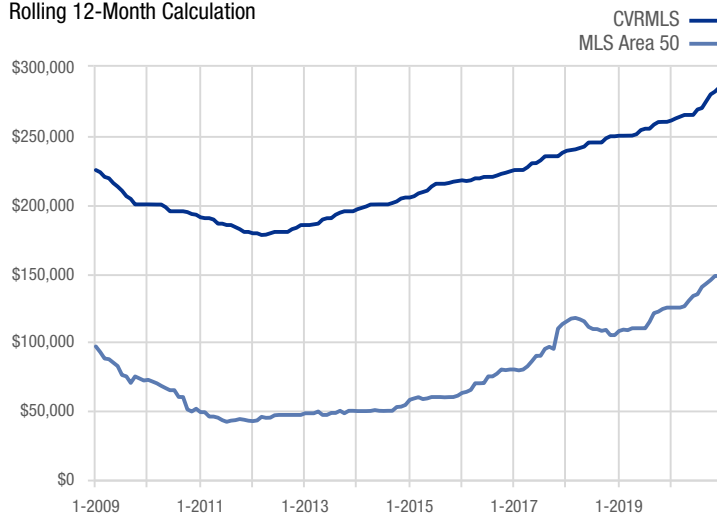
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	19	34	+ 78.9%	466	365	- 21.7%
Pending Sales	29	29	0.0%	381	334	- 12.3%
Closed Sales	26	31	+ 19.2%	367	334	- 9.0%
Days on Market Until Sale	21	12	- 42.9%	24	20	- 16.7%
Median Sales Price*	\$149,750	\$167,000	+ 11.5%	\$125,000	\$148,000	+ 18.4%
Average Sales Price*	\$169,658	\$164,407	- 3.1%	\$129,294	\$149,582	+ 15.7%
Percent of Original List Price Received*	99.5%	98.7%	- 0.8%	97.3%	98.7%	+ 1.4%
Inventory of Homes for Sale	41	24	- 41.5%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% 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.

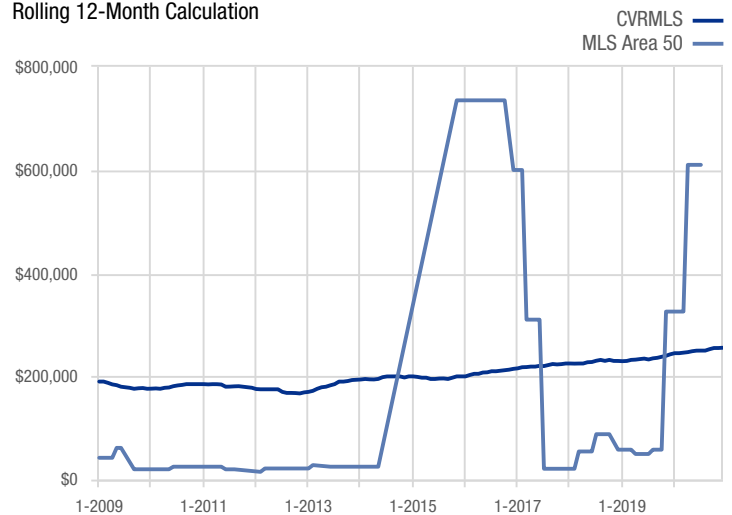
Median Sales Price - Single-Family

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.