

# Local Market Update – August 2023

A Research Tool Provided by Central Virginia Regional MLS.



## Richmond County

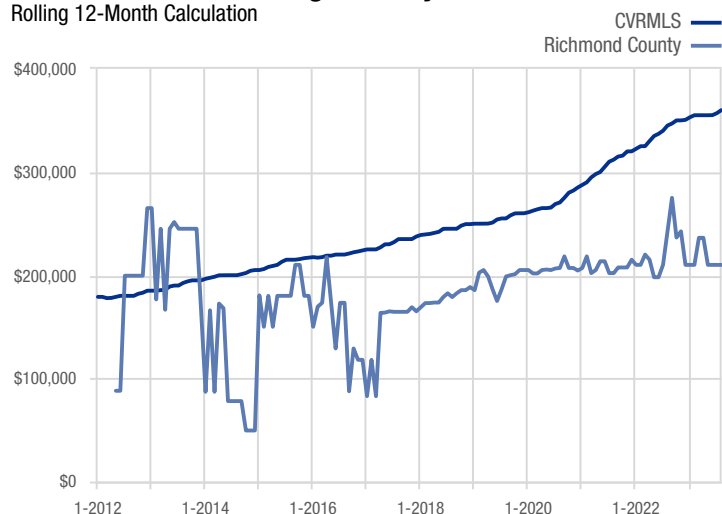
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	3	1	- 66.7%	14	20	+ 42.9%
Pending Sales	1	3	+ 200.0%	10	15	+ 50.0%
Closed Sales	1	3	+ 200.0%	9	13	+ 44.4%
Days on Market Until Sale	83	113	+ 36.1%	28	44	+ 57.1%
Median Sales Price*	\$1,680,000	<b>\$354,400</b>	- 78.9%	\$198,000	<b>\$260,000</b>	+ 31.3%
Average Sales Price*	\$1,680,000	<b>\$501,300</b>	- 70.2%	\$401,300	<b>\$252,216</b>	- 37.2%
Percent of Original List Price Received*	87.0%	<b>88.4%</b>	+ 1.6%	96.4%	<b>91.7%</b>	- 4.9%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	3.3	2.7	- 18.2%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

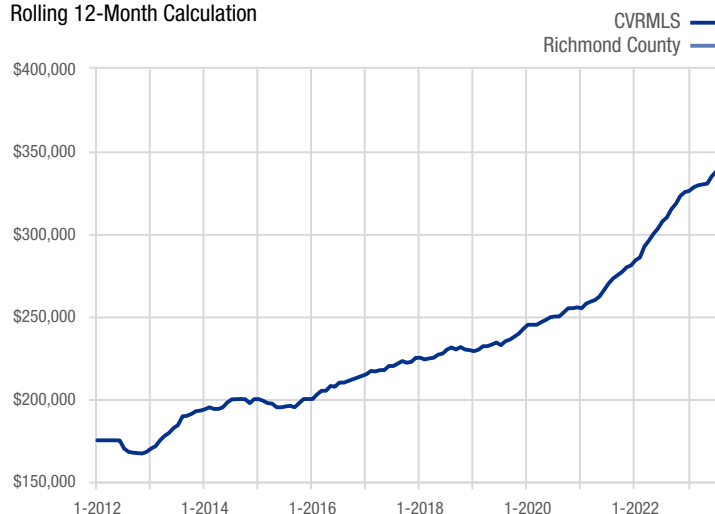
### Median Sales Price - Single-Family

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.