

Local Market Update – December 2024

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

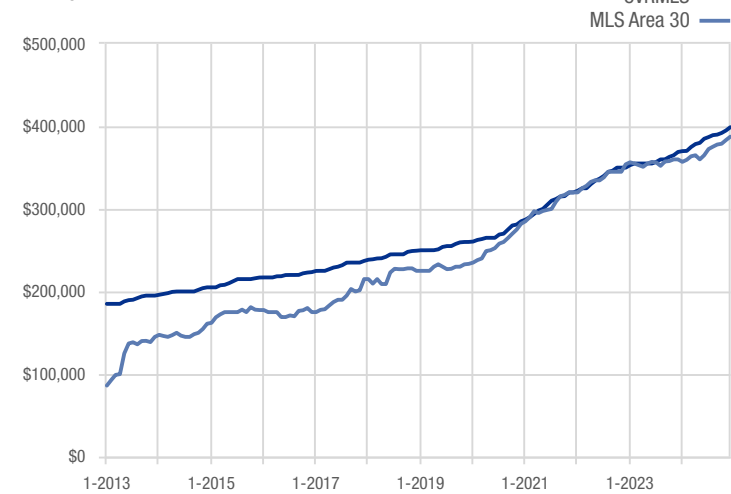
30-Richmond

Single Family	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	25	27	+ 8.0%	509	538	+ 5.7%
Pending Sales	28	26	- 7.1%	411	420	+ 2.2%
Closed Sales	41	27	- 34.1%	409	413	+ 1.0%
Days on Market Until Sale	23	30	+ 30.4%	23	21	- 8.7%
Median Sales Price*	\$385,000	\$442,000	+ 14.8%	\$360,000	\$387,500	+ 7.6%
Average Sales Price*	\$407,505	\$445,991	+ 9.4%	\$388,011	\$412,038	+ 6.2%
Percent of Original List Price Received*	97.9%	96.4%	- 1.5%	100.7%	100.2%	- 0.5%
Inventory of Homes for Sale	41	43	+ 4.9%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

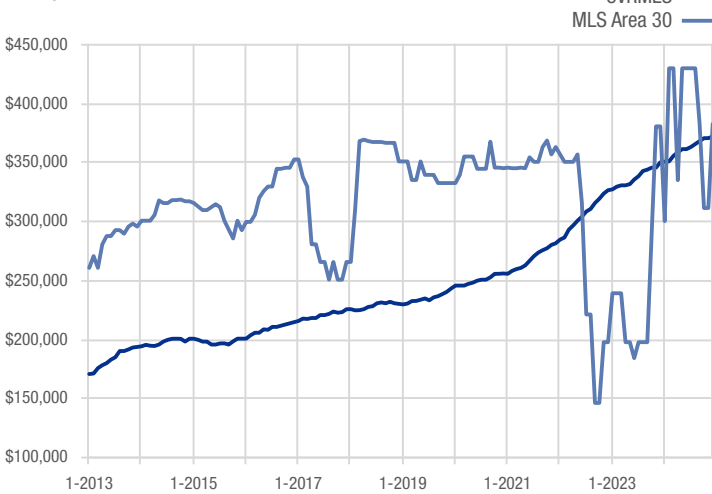
Condo/Town	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	1	—	8	11	+ 37.5%
Pending Sales	0	0	0.0%	4	5	+ 25.0%
Closed Sales	0	1	—	5	5	0.0%
Days on Market Until Sale	—	69	—	14	31	+ 121.4%
Median Sales Price*	—	\$443,240	—	\$380,000	\$382,000	+ 0.5%
Average Sales Price*	—	\$443,240	—	\$317,050	\$346,948	+ 9.4%
Percent of Original List Price Received*	—	103.2%	—	101.1%	99.1%	- 2.0%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.8	—	—	—	—

* 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



Median Sales Price - Condo/Town



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.