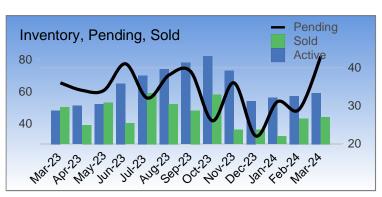
## **Richmond: Detached Single-Family Homes**

## March 2024

Market Activity Summary:

- Inventory: 59 units were listed for sale as of the last day of March - approximately 1.6 months of inventory.
- Sales Activity: 44 units were sold during March,
- Median Sales Price: \$756,500 during March
- Average price per sq.ft. in March was \$499
- Average Days-on-Market (DOM) is approximately 47 days
- Sold over Asking: On average, buyers paid 104% of list price in March





**ASSOCIATION OF REALTORS®** 

	Monthly Market Activity										
Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Mar-24	59	43	44	1.6	\$726,190	\$756,500	\$753,445	47	\$548	\$499	104%
Feb-24	57	29	43	1.6	\$722,476	\$720,000	\$750,606	26	\$540	\$526	105%
Jan-24	56	31	32	1.7	\$562,904	\$585,000	\$581,148	32	\$526	\$538	103%
Dec-23	54	22	36	1.3	\$625,700	\$558,000	\$632,650	27	\$539	\$495	102%
Nov-23	73	36	36	1.6	\$691,933	\$680,000	\$730,775	18	\$543	\$483	106%
Oct-23	82	26	58	1.6	\$636,370	\$625,000	\$659,452	19	\$525	\$503	104%
Sep-23	78	39	48	1.5	\$745,809	\$692,800	\$789,714	19	\$518	\$557	106%
Aug-23	74	38	52	1.5	\$736,872	\$712,500	\$776,307	22	\$500	\$567	106%
Jul-23	70	32	59	1.5	\$670,579	\$705,000	\$718,408	21	\$498	\$552	107%
Jun-23	65	41	40	1.6	\$726,850	\$735,000	\$778,004	22	\$498	\$526	108%
May-23	52	34	53	1.1	\$624,966	\$618,888	\$668,878	32	\$512	\$532	107%
Apr-23	51	34	39	1.3	\$722,126	\$680,000	\$758,868	31	\$485	\$491	105%
Mar-23	48	36	50	1.6	\$661,397	\$637,500	\$674,370	35	\$490	\$479	102%

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Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Mar-24	44	-12%	\$715,346	0.146%	\$756,500	18.7%	\$753,445	11.7%	47	34.3%	104%
Mar-23	50	-28.6%	\$714,303	-2.07%	\$637,500	-18.3%	\$674,370	-21.9%	35	150%	102%
Mar-22	70	18.6%	\$729,374	15.7%	\$780,500	7.51%	\$863,412	13.2%	14	-17.6%	114%

Sales Activity and Price Trends								
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold			
<500K	15	17	12	28	52			
\$500-599K	29	20	26	37	43			
\$600-699K	22	22	23	27	18			
\$700-799K	16	14	29	15	14			
\$800-899K	18	9	19	16	14			
\$900-999K	6	5	11	12	6			
\$1-1.299M	12	10	24	3	2			
\$1.3-1.699M	1	2	3	2	3			
\$1.7-1.999M	0	0	2	1	0			
\$2-2.999M	0	0	1	1	1			
>3M	0	0	0	0	0			
Total	119	99	150	142	153			

Presented by:		

Includes Richmond, North Richmond and Point Richmond

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