

Local Market Update – December 2020

A Research Tool Provided by Central Virginia Regional MLS.



Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

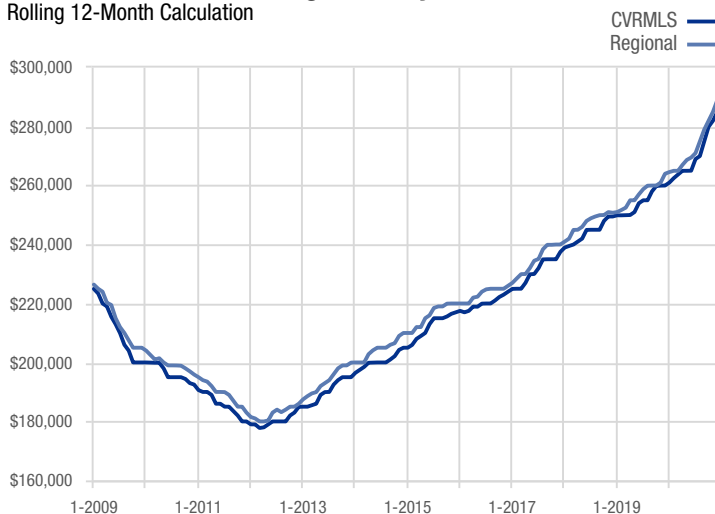
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	933	1,183	+ 26.8%	23,031	22,447	- 2.5%
Pending Sales	950	1,249	+ 31.5%	17,698	20,035	+ 13.2%
Closed Sales	1,420	1,708	+ 20.3%	17,584	18,891	+ 7.4%
Days on Market Until Sale	39	21	- 46.2%	35	29	- 17.1%
Median Sales Price*	\$267,000	\$301,000	+ 12.7%	\$264,000	\$289,000	+ 9.5%
Average Sales Price*	\$309,067	\$340,578	+ 10.2%	\$299,742	\$327,141	+ 9.1%
Percent of Original List Price Received*	97.6%	100.5%	+ 3.0%	98.1%	99.6%	+ 1.5%
Inventory of Homes for Sale	2,832	1,381	- 51.2%	—	—	—
Months Supply of Inventory	1.9	0.8	- 57.9%	—	—	—

Condo/Town	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	154	225	+ 46.1%	3,374	3,498	+ 3.7%
Pending Sales	112	224	+ 100.0%	2,665	3,101	+ 16.4%
Closed Sales	235	331	+ 40.9%	2,668	2,893	+ 8.4%
Days on Market Until Sale	40	35	- 12.5%	35	33	- 5.7%
Median Sales Price*	\$269,890	\$276,213	+ 2.3%	\$245,000	\$257,750	+ 5.2%
Average Sales Price*	\$280,886	\$294,998	+ 5.0%	\$263,970	\$278,409	+ 5.5%
Percent of Original List Price Received*	99.6%	101.9%	+ 2.3%	99.6%	99.9%	+ 0.3%
Inventory of Homes for Sale	467	267	- 42.8%	—	—	—
Months Supply of Inventory	2.1	1.0	- 52.4%	—	—	—

* 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.

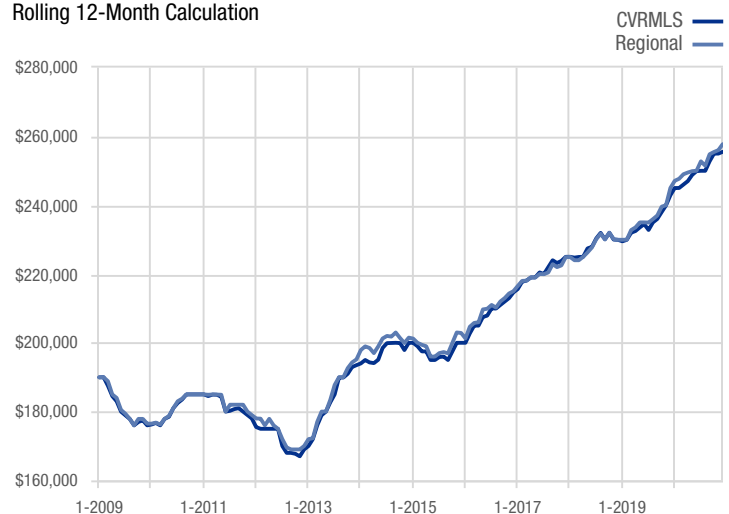
Median Sales Price - Single-Family

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.

Current as of January 10, 2021. All data from Central Virginia Regional MLS. Report © 2021 ShowingTime.