

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 30

30-Richmond

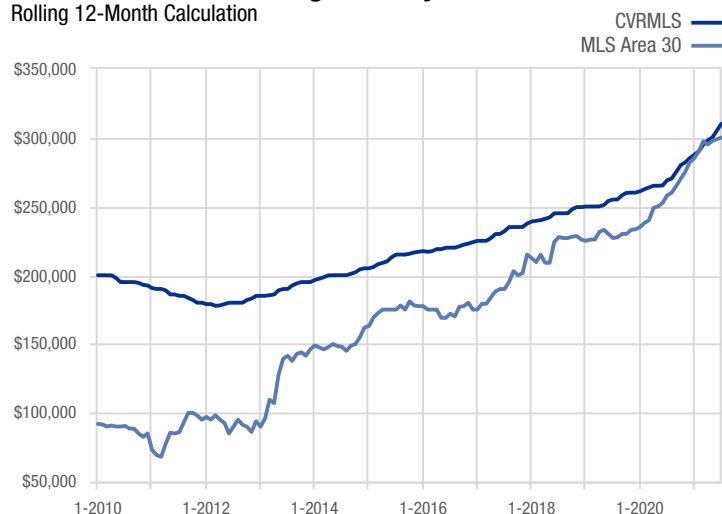
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	72	60	- 16.7%	417	397	- 4.8%
Pending Sales	61	38	- 37.7%	362	332	- 8.3%
Closed Sales	67	52	- 22.4%	331	329	- 0.6%
Days on Market Until Sale	28	12	- 57.1%	30	16	- 46.7%
Median Sales Price*	\$274,950	\$327,500	+ 19.1%	\$274,950	\$310,000	+ 12.7%
Average Sales Price*	\$298,196	\$334,931	+ 12.3%	\$286,300	\$317,056	+ 10.7%
Percent of Original List Price Received*	100.3%	103.4%	+ 3.1%	98.5%	102.9%	+ 4.5%
Inventory of Homes for Sale	67	70	+ 4.5%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	1	0	- 100.0%	7	7	0.0%
Pending Sales	2	0	- 100.0%	3	6	+ 100.0%
Closed Sales	0	1	—	2	7	+ 250.0%
Days on Market Until Sale	—	4	—	29	10	- 65.5%
Median Sales Price*	—	\$349,900	—	\$367,000	\$362,500	- 1.2%
Average Sales Price*	—	\$349,900	—	\$367,000	\$297,621	- 18.9%
Percent of Original List Price Received*	—	100.0%	—	98.0%	97.9%	- 0.1%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.6	0.6	- 62.5%	—	—	—

\* 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.

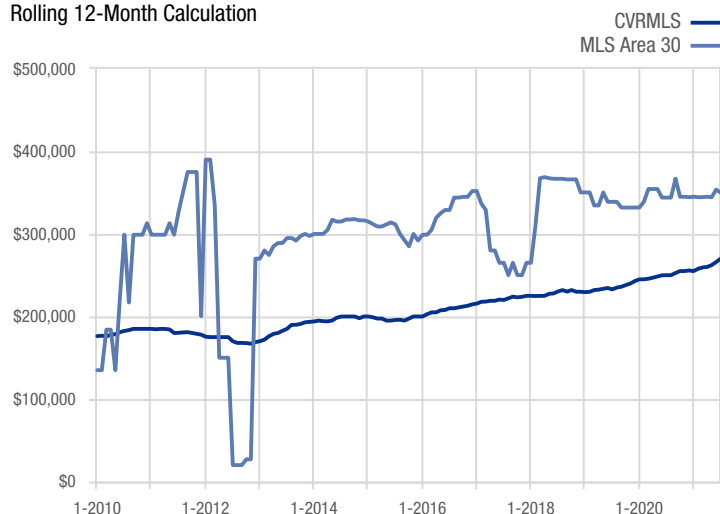
### Median Sales Price - Single-Family

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.