

# Local Market Update – July 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 50

50-Richmond

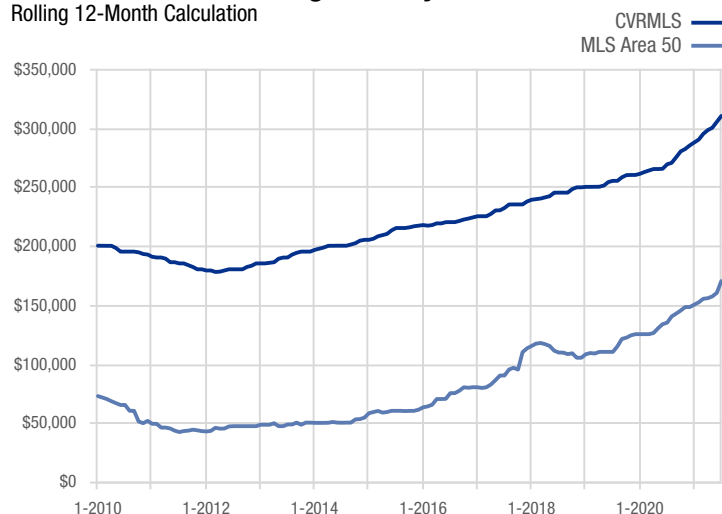
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	29	44	+ 51.7%	205	307	+ 49.8%
Pending Sales	32	40	+ 25.0%	195	277	+ 42.1%
Closed Sales	33	41	+ 24.2%	200	233	+ 16.5%
Days on Market Until Sale	11	12	+ 9.1%	25	12	- 52.0%
Median Sales Price*	\$144,500	\$200,000	+ 38.4%	\$135,000	\$170,000	+ 25.9%
Average Sales Price*	\$131,592	\$209,076	+ 58.9%	\$141,846	\$173,202	+ 22.1%
Percent of Original List Price Received*	100.4%	104.2%	+ 3.8%	98.4%	101.1%	+ 2.7%
Inventory of Homes for Sale	17	24	+ 41.2%	—	—	—
Months Supply of Inventory	0.6	0.7	+ 16.7%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	0	10	—
Pending Sales	0	0	0.0%	0	9	—
Closed Sales	0	0	0.0%	0	3	—
Days on Market Until Sale	—	—	—	—	3	—
Median Sales Price*	—	—	—	—	\$85,000	—
Average Sales Price*	—	—	—	—	\$91,667	—
Percent of Original List Price Received*	—	—	—	—	98.8%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.3	—	—	—	—

\* 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.

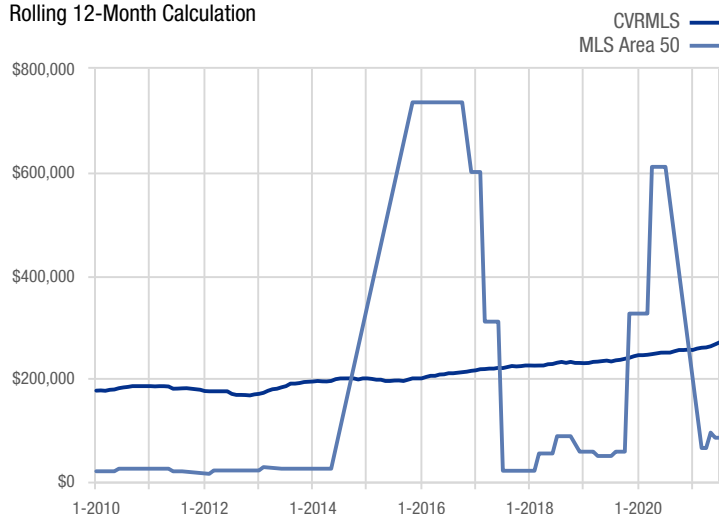
### Median Sales Price - Single-Family

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.