

Local Market Update – July 2021

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.

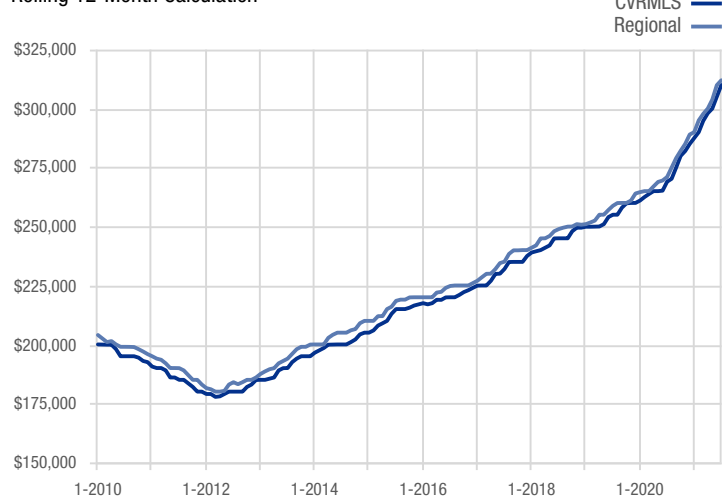
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	2,146	2,084	- 2.9%	13,732	13,844	+ 0.8%
Pending Sales	1,954	1,957	+ 0.2%	11,753	12,499	+ 6.3%
Closed Sales	1,882	2,023	+ 7.5%	10,248	11,442	+ 11.7%
Days on Market Until Sale	29	11	- 62.1%	33	16	- 51.5%
Median Sales Price*	\$300,000	\$331,089	+ 10.4%	\$277,500	\$320,000	+ 15.3%
Average Sales Price*	\$330,675	\$384,483	+ 16.3%	\$314,218	\$361,430	+ 15.0%
Percent of Original List Price Received*	99.8%	104.1%	+ 4.3%	98.9%	103.3%	+ 4.4%
Inventory of Homes for Sale	2,381	1,524	- 36.0%	—	—	—
Months Supply of Inventory	1.6	0.9	- 43.8%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	326	351	+ 7.7%	2,087	2,230	+ 6.9%
Pending Sales	319	302	- 5.3%	1,754	2,017	+ 15.0%
Closed Sales	276	325	+ 17.8%	1,461	1,798	+ 23.1%
Days on Market Until Sale	34	17	- 50.0%	37	24	- 35.1%
Median Sales Price*	\$259,000	\$280,000	+ 8.1%	\$249,000	\$275,000	+ 10.4%
Average Sales Price*	\$279,208	\$295,916	+ 6.0%	\$270,517	\$297,646	+ 10.0%
Percent of Original List Price Received*	99.2%	102.9%	+ 3.7%	99.4%	102.2%	+ 2.8%
Inventory of Homes for Sale	415	308	- 25.8%	—	—	—
Months Supply of Inventory	1.8	1.1	- 38.9%	—	—	—

* 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 August 10, 2021. All data from Central Virginia Regional MLS. Report © 2021 ShowingTime.