

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

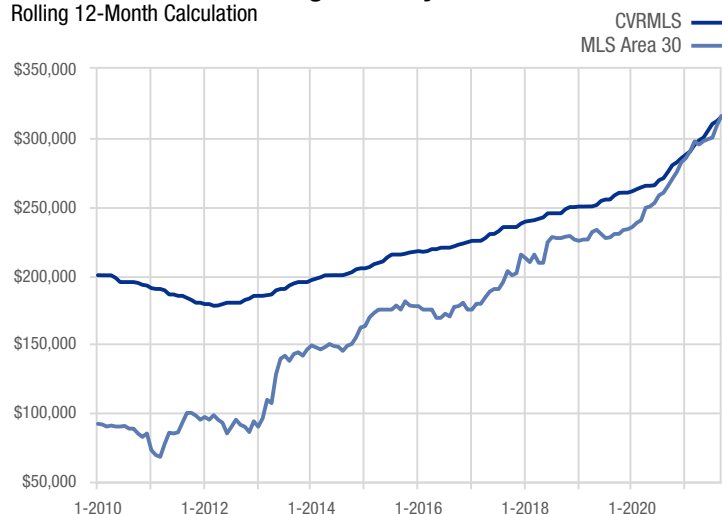
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	60	64	+ 6.7%	526	533	+ 1.3%
Pending Sales	59	42	- 28.8%	471	432	- 8.3%
Closed Sales	54	49	- 9.3%	444	428	- 3.6%
Days on Market Until Sale	17	16	- 5.9%	28	16	- 42.9%
Median Sales Price*	\$271,750	\$365,001	+ 34.3%	\$274,950	\$317,500	+ 15.5%
Average Sales Price*	\$290,505	\$363,485	+ 25.1%	\$289,781	\$329,178	+ 13.6%
Percent of Original List Price Received*	100.6%	99.6%	- 1.0%	98.7%	102.5%	+ 3.9%
Inventory of Homes for Sale	55	71	+ 29.1%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	1	1	0.0%	9	9	0.0%
Pending Sales	2	0	- 100.0%	5	8	+ 60.0%
Closed Sales	0	2	—	4	9	+ 125.0%
Days on Market Until Sale	—	51	—	24	19	- 20.8%
Median Sales Price*	—	\$385,000	—	\$367,000	\$375,000	+ 2.2%
Average Sales Price*	—	\$385,000	—	\$302,750	\$317,039	+ 4.7%
Percent of Original List Price Received*	—	99.4%	—	113.0%	98.2%	- 13.1%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

* 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.

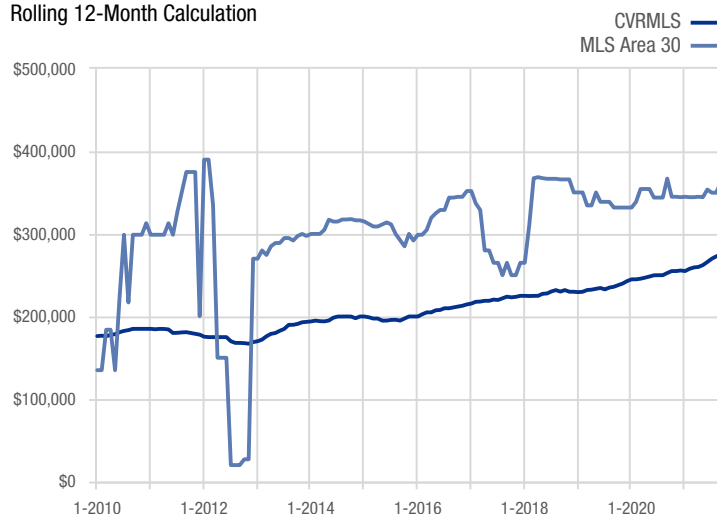
Median Sales Price - Single-Family

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.