

# Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 50

50-Richmond

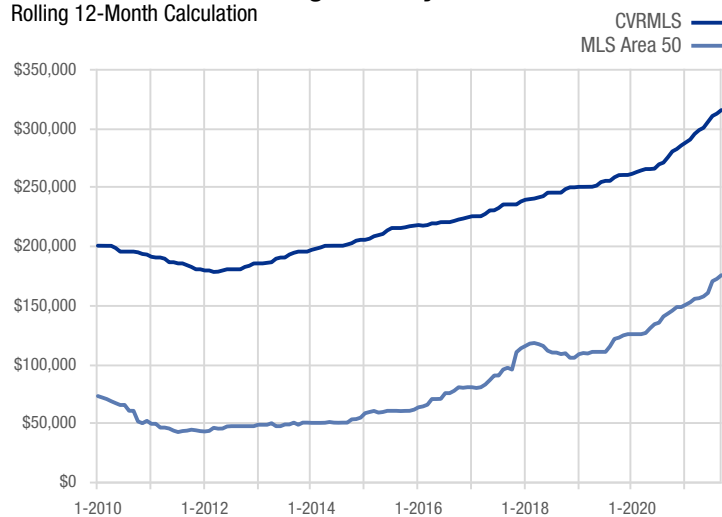
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	38	33	- 13.2%	264	384	+ 45.5%
Pending Sales	26	38	+ 46.2%	242	341	+ 40.9%
Closed Sales	19	34	+ 78.9%	249	323	+ 29.7%
Days on Market Until Sale	13	11	- 15.4%	23	11	- 52.2%
Median Sales Price*	\$143,000	\$207,500	+ 45.1%	\$145,000	\$175,000	+ 20.7%
Average Sales Price*	\$149,036	\$211,605	+ 42.0%	\$145,715	\$183,139	+ 25.7%
Percent of Original List Price Received*	100.3%	101.7%	+ 1.4%	98.5%	101.2%	+ 2.7%
Inventory of Homes for Sale	24	22	- 8.3%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	0	0	0.0%	0	11	—
Pending Sales	0	0	0.0%	0	11	—
Closed Sales	0	1	—	0	11	—
Days on Market Until Sale	—	56	—	—	7	—
Median Sales Price*	—	\$770,000	—	—	\$125,000	—
Average Sales Price*	—	\$770,000	—	—	\$168,340	—
Percent of Original List Price Received*	—	90.1%	—	—	97.9%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

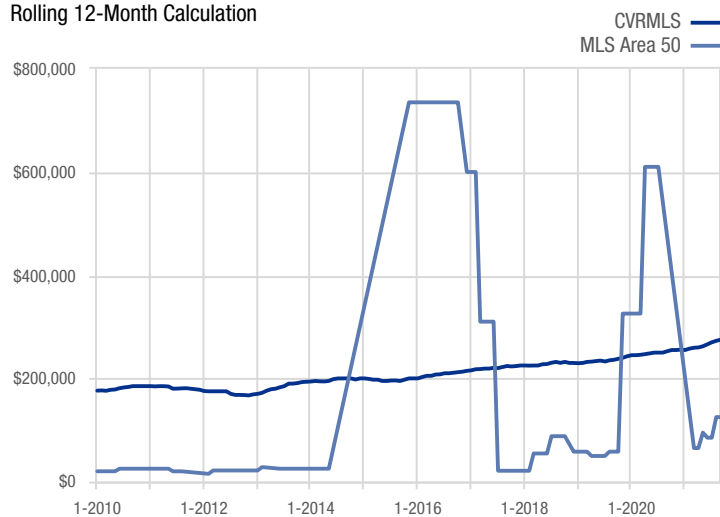
### Median Sales Price - Single-Family

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.