

Local Market Update – September 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.

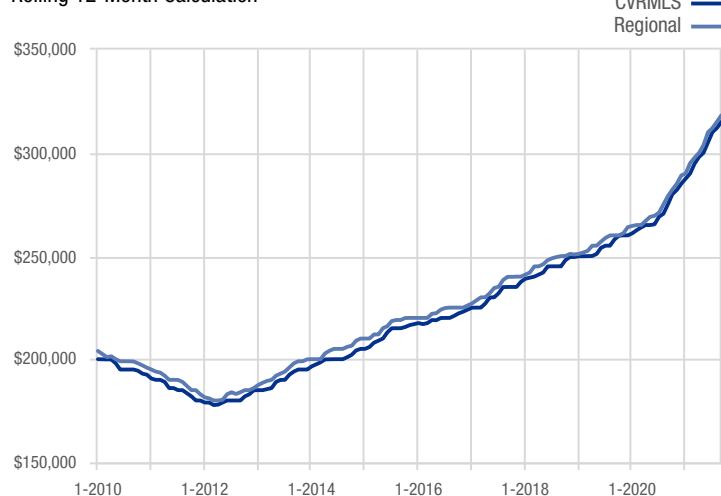
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	2,047	1,813	- 11.4%	17,757	17,809	+ 0.3%
Pending Sales	1,761	1,701	- 3.4%	15,451	15,878	+ 2.8%
Closed Sales	1,709	1,755	+ 2.7%	13,799	15,190	+ 10.1%
Days on Market Until Sale	26	13	- 50.0%	32	15	- 53.1%
Median Sales Price*	\$301,250	\$325,000	+ 7.9%	\$283,500	\$323,725	+ 14.2%
Average Sales Price*	\$340,720	\$363,678	+ 6.7%	\$321,149	\$363,543	+ 13.2%
Percent of Original List Price Received*	100.3%	101.8%	+ 1.5%	99.2%	103.0%	+ 3.8%
Inventory of Homes for Sale	2,146	1,621	- 24.5%	—	—	—
Months Supply of Inventory	1.4	1.0	- 28.6%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	366	328	- 10.4%	2,801	2,882	+ 2.9%
Pending Sales	300	307	+ 2.3%	2,365	2,584	+ 9.3%
Closed Sales	282	259	- 8.2%	2,011	2,347	+ 16.7%
Days on Market Until Sale	24	17	- 29.2%	35	23	- 34.3%
Median Sales Price*	\$273,000	\$301,500	+ 10.4%	\$250,507	\$277,100	+ 10.6%
Average Sales Price*	\$289,843	\$315,201	+ 8.7%	\$273,356	\$299,680	+ 9.6%
Percent of Original List Price Received*	100.0%	101.3%	+ 1.3%	99.5%	102.1%	+ 2.6%
Inventory of Homes for Sale	433	330	- 23.8%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

* 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.

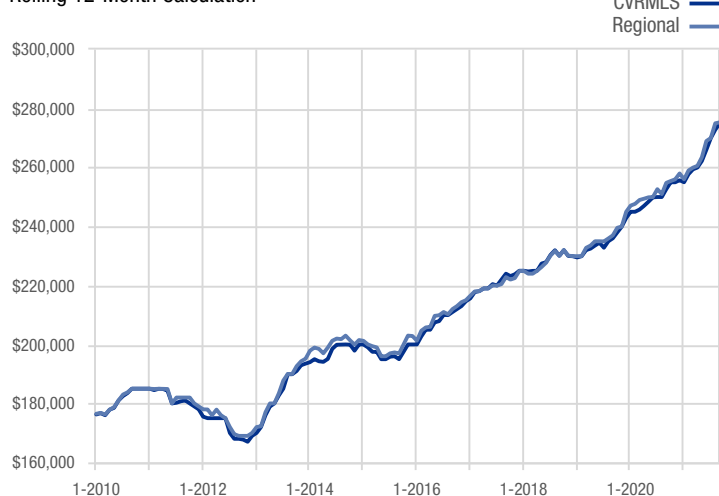
Median Sales Price - Single-Family

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.

Current as of October 10, 2021. All data from Central Virginia Regional MLS. Report © 2021 ShowingTime.