

# Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



## Richmond City

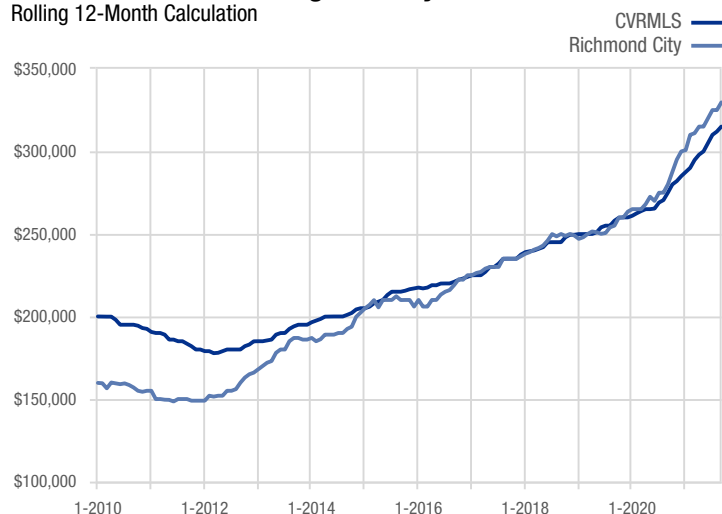
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	333	301	- 9.6%	2,597	2,780	+ 7.0%
Pending Sales	269	264	- 1.9%	2,282	2,430	+ 6.5%
Closed Sales	247	260	+ 5.3%	2,128	2,346	+ 10.2%
Days on Market Until Sale	17	15	- 11.8%	23	15	- 34.8%
Median Sales Price*	\$305,750	\$359,000	+ 17.4%	\$287,500	\$328,000	+ 14.1%
Average Sales Price*	\$373,526	\$377,919	+ 1.2%	\$336,412	\$377,569	+ 12.2%
Percent of Original List Price Received*	100.5%	101.5%	+ 1.0%	99.2%	103.2%	+ 4.0%
Inventory of Homes for Sale	290	256	- 11.7%	—	—	—
Months Supply of Inventory	1.2	1.0	- 16.7%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	59	48	- 18.6%	426	475	+ 11.5%
Pending Sales	48	41	- 14.6%	314	416	+ 32.5%
Closed Sales	26	47	+ 80.8%	273	406	+ 48.7%
Days on Market Until Sale	27	28	+ 3.7%	30	29	- 3.3%
Median Sales Price*	\$235,500	\$299,900	+ 27.3%	\$235,000	\$255,000	+ 8.5%
Average Sales Price*	\$326,554	\$318,299	- 2.5%	\$281,607	\$298,440	+ 6.0%
Percent of Original List Price Received*	99.3%	99.1%	- 0.2%	98.4%	99.8%	+ 1.4%
Inventory of Homes for Sale	92	59	- 35.9%	—	—	—
Months Supply of Inventory	2.9	1.4	- 51.7%	—	—	—

\* 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.

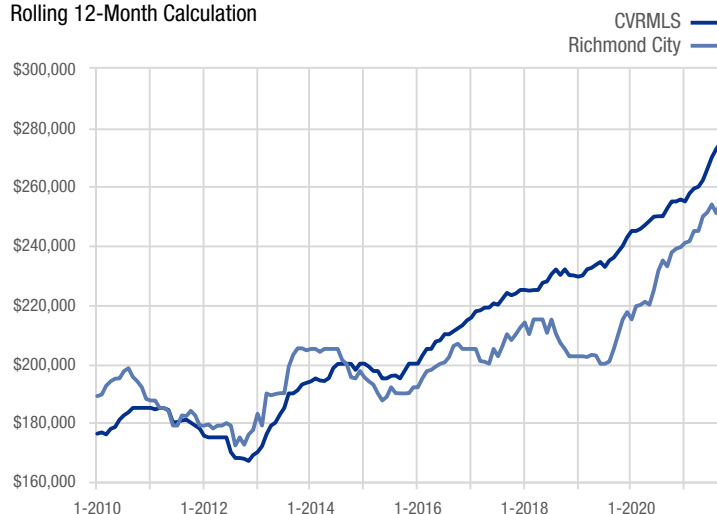
### Median Sales Price - Single-Family

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.