

Local Market Update – September 2021

A Research Tool Provided by Central Virginia Regional MLS.



Richmond Metro

Chesterfield, Hanover, Henrico, and Richmond City

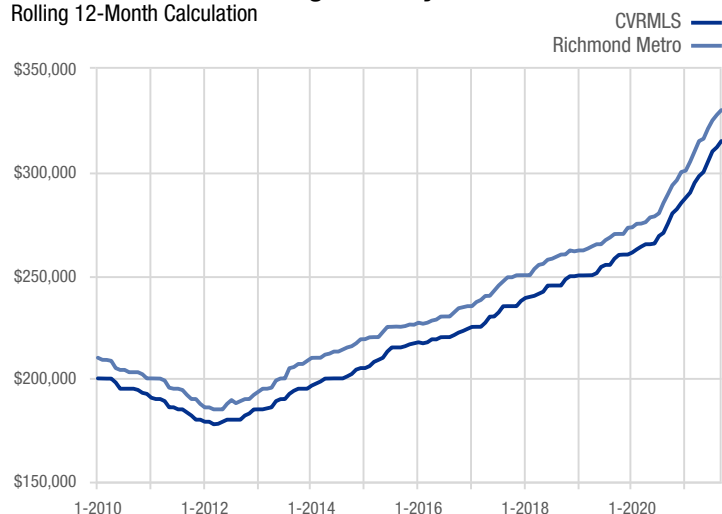
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	1,592	1,363	- 14.4%	14,104	13,928	- 1.2%
Pending Sales	1,411	1,309	- 7.2%	12,390	12,579	+ 1.5%
Closed Sales	1,403	1,385	- 1.3%	11,064	12,111	+ 9.5%
Days on Market Until Sale	23	12	- 47.8%	28	14	- 50.0%
Median Sales Price*	\$310,000	\$335,000	+ 8.1%	\$295,000	\$335,100	+ 13.6%
Average Sales Price*	\$351,472	\$372,431	+ 6.0%	\$332,765	\$376,923	+ 13.3%
Percent of Original List Price Received*	100.5%	102.3%	+ 1.8%	99.6%	103.6%	+ 4.0%
Inventory of Homes for Sale	1,531	1,121	- 26.8%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

Condo/Town	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	347	302	- 13.0%	2,682	2,747	+ 2.4%
Pending Sales	278	288	+ 3.6%	2,268	2,477	+ 9.2%
Closed Sales	277	245	- 11.6%	1,966	2,248	+ 14.3%
Days on Market Until Sale	24	17	- 29.2%	34	22	- 35.3%
Median Sales Price*	\$273,508	\$304,500	+ 11.3%	\$254,000	\$278,523	+ 9.7%
Average Sales Price*	\$291,622	\$317,203	+ 8.8%	\$274,905	\$300,001	+ 9.1%
Percent of Original List Price Received*	100.1%	101.4%	+ 1.3%	99.6%	102.1%	+ 2.5%
Inventory of Homes for Sale	411	303	- 26.3%	—	—	—
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.

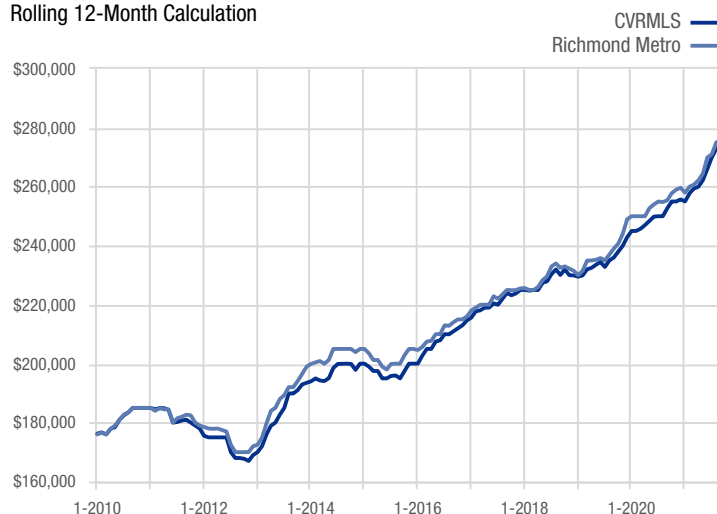
Median Sales Price - Single-Family

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.