

# Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 20

20-Richmond

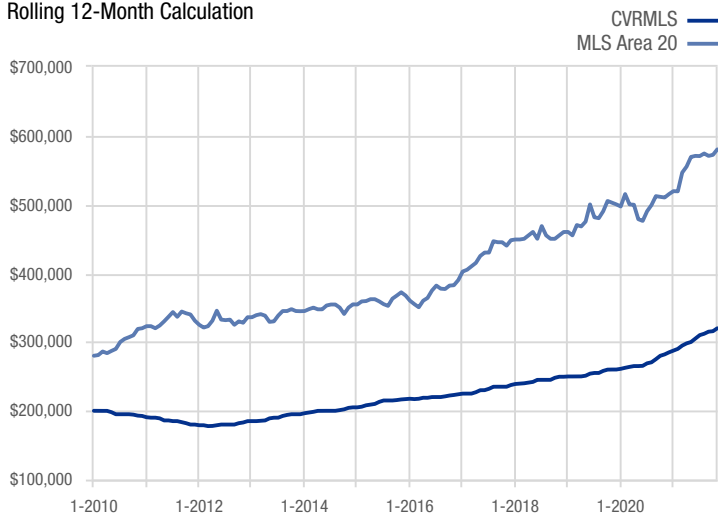
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	18	25	+ 38.9%	415	372	- 10.4%
Pending Sales	29	30	+ 3.4%	380	351	- 7.6%
Closed Sales	36	26	- 27.8%	366	333	- 9.0%
Days on Market Until Sale	18	7	- 61.1%	19	14	- 26.3%
Median Sales Price*	\$472,500	\$640,000	+ 35.4%	\$510,000	\$580,000	+ 13.7%
Average Sales Price*	\$644,054	\$767,812	+ 19.2%	\$633,107	\$674,040	+ 6.5%
Percent of Original List Price Received*	98.9%	106.5%	+ 7.7%	100.3%	105.6%	+ 5.3%
Inventory of Homes for Sale	27	14	- 48.1%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	2	5	+ 150.0%	46	66	+ 43.5%
Pending Sales	1	6	+ 500.0%	40	63	+ 57.5%
Closed Sales	6	4	- 33.3%	41	58	+ 41.5%
Days on Market Until Sale	7	26	+ 271.4%	30	22	- 26.7%
Median Sales Price*	\$214,500	\$262,000	+ 22.1%	\$230,000	\$265,000	+ 15.2%
Average Sales Price*	\$206,167	\$529,000	+ 156.6%	\$342,218	\$370,499	+ 8.3%
Percent of Original List Price Received*	102.4%	105.0%	+ 2.5%	97.8%	101.4%	+ 3.7%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	1.6	0.4	- 75.0%	—	—	—

\* 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.

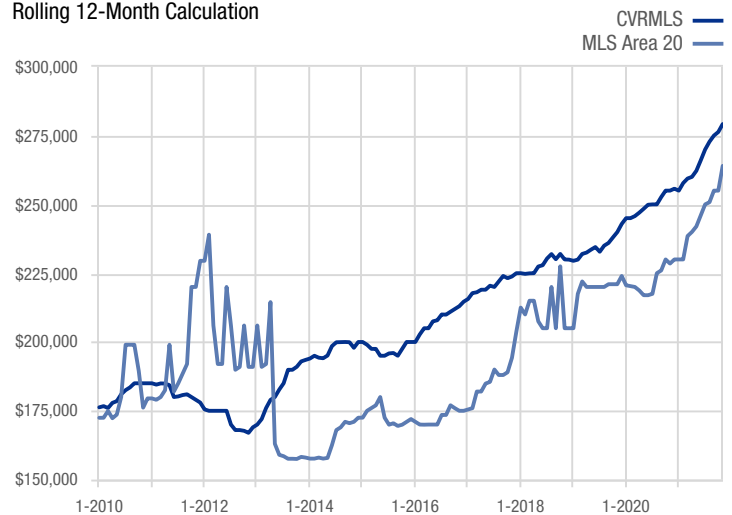
### Median Sales Price - Single-Family

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.