

Local Market Update – November 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

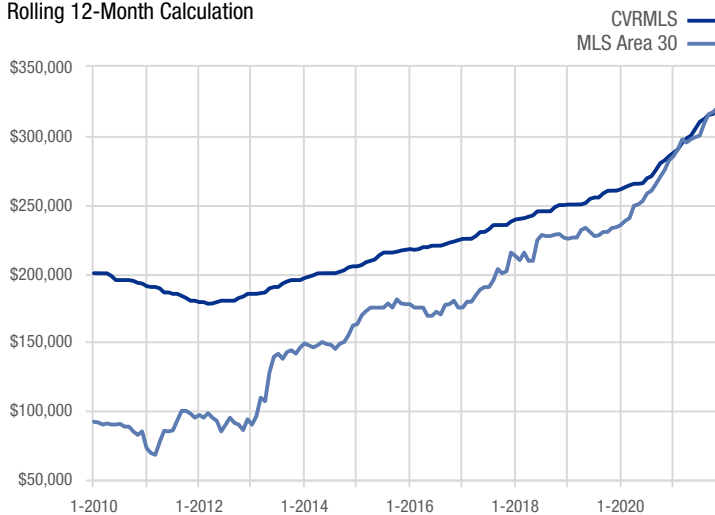
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	53	39	- 26.4%	647	632	- 2.3%
Pending Sales	45	45	0.0%	570	524	- 8.1%
Closed Sales	55	50	- 9.1%	553	519	- 6.1%
Days on Market Until Sale	22	19	- 13.6%	27	16	- 40.7%
Median Sales Price*	\$310,000	\$333,000	+ 7.4%	\$280,500	\$320,000	+ 14.1%
Average Sales Price*	\$309,370	\$316,698	+ 2.4%	\$292,074	\$328,542	+ 12.5%
Percent of Original List Price Received*	99.8%	98.9%	- 0.9%	99.1%	102.1%	+ 3.0%
Inventory of Homes for Sale	58	45	- 22.4%	—	—	—
Months Supply of Inventory	1.1	1.0	- 9.1%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
Key Metrics						
New Listings	2	0	- 100.0%	12	10	- 16.7%
Pending Sales	0	0	0.0%	7	10	+ 42.9%
Closed Sales	2	2	0.0%	7	11	+ 57.1%
Days on Market Until Sale	79	5	- 93.7%	39	16	- 59.0%
Median Sales Price*	\$340,250	\$108,750	- 68.0%	\$345,000	\$362,500	+ 5.1%
Average Sales Price*	\$340,250	\$108,750	- 68.0%	\$319,500	\$279,168	- 12.6%
Percent of Original List Price Received*	93.0%	112.1%	+ 20.5%	105.0%	100.7%	- 4.1%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.3	—	—	—	—	—

* 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.

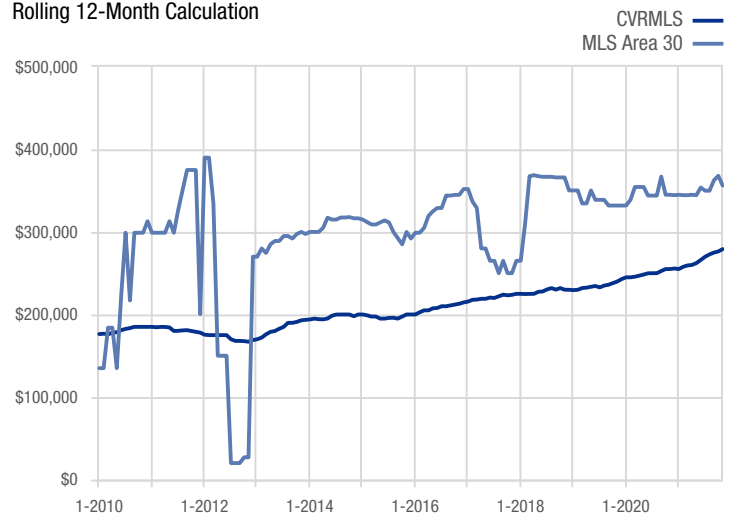
Median Sales Price - Single-Family

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.