

Local Market Update – November 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.

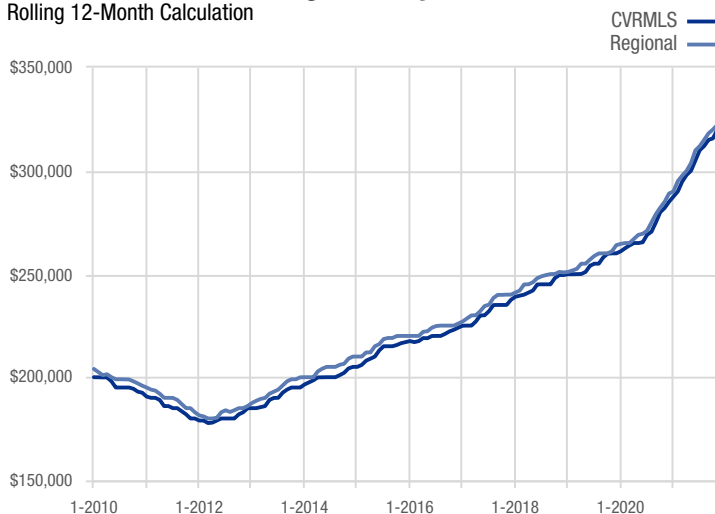
Single Family	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	1,461	1,329	- 9.0%	21,273	20,941	- 1.6%
Pending Sales	1,511	1,569	+ 3.8%	18,691	19,061	+ 2.0%
Closed Sales	1,578	1,671	+ 5.9%	17,207	18,566	+ 7.9%
Days on Market Until Sale	20	16	- 20.0%	30	15	- 50.0%
Median Sales Price*	\$298,442	\$330,000	+ 10.6%	\$286,800	\$325,000	+ 13.3%
Average Sales Price*	\$339,606	\$372,560	+ 9.7%	\$325,814	\$364,798	+ 12.0%
Percent of Original List Price Received*	100.7%	102.0%	+ 1.3%	99.5%	102.8%	+ 3.3%
Inventory of Homes for Sale	1,875	1,166	- 37.8%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

Condo/Town	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	217	250	+ 15.2%	3,287	3,428	+ 4.3%
Pending Sales	242	274	+ 13.2%	2,852	3,137	+ 10.0%
Closed Sales	252	277	+ 9.9%	2,563	2,891	+ 12.8%
Days on Market Until Sale	26	23	- 11.5%	33	22	- 33.3%
Median Sales Price*	\$263,785	\$295,450	+ 12.0%	\$255,000	\$280,380	+ 10.0%
Average Sales Price*	\$285,078	\$302,575	+ 6.1%	\$276,259	\$301,131	+ 9.0%
Percent of Original List Price Received*	100.0%	101.2%	+ 1.2%	99.6%	102.0%	+ 2.4%
Inventory of Homes for Sale	347	269	- 22.5%	—	—	—
Months Supply of Inventory	1.4	1.0	- 28.6%	—	—	—

* 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.

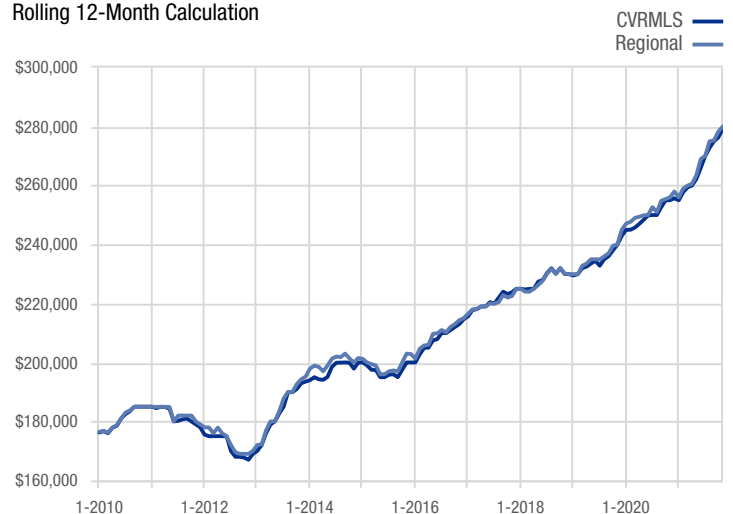
Median Sales Price - Single-Family

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 December 10, 2021. All data from Central Virginia Regional MLS. Report © 2021 ShowingTime.