

# Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 10

10-Richmond

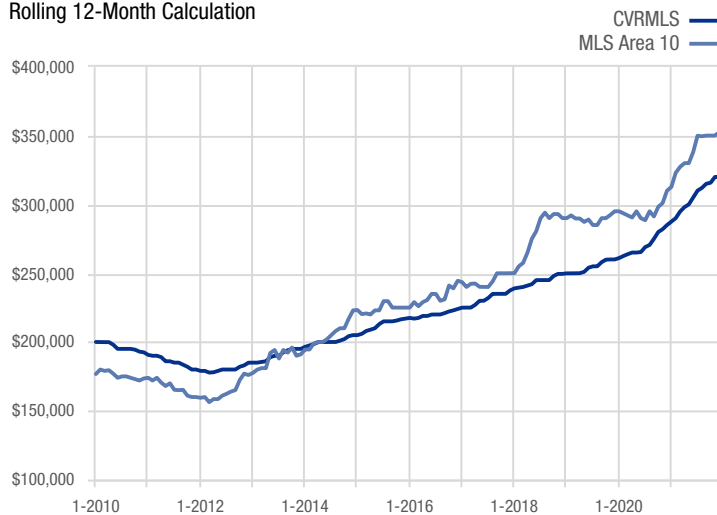
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	55	37	- 32.7%	1,105	1,093	- 1.1%
Pending Sales	56	57	+ 1.8%	928	992	+ 6.9%
Closed Sales	67	84	+ 25.4%	886	1,007	+ 13.7%
Days on Market Until Sale	25	21	- 16.0%	23	20	- 13.0%
Median Sales Price*	\$350,000	\$360,000	+ 2.9%	\$310,000	\$352,500	+ 13.7%
Average Sales Price*	\$411,938	\$411,677	- 0.1%	\$369,248	\$411,913	+ 11.6%
Percent of Original List Price Received*	97.5%	102.1%	+ 4.7%	98.6%	101.7%	+ 3.1%
Inventory of Homes for Sale	91	44	- 51.6%	—	—	—
Months Supply of Inventory	1.2	0.5	- 58.3%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	14	10	- 28.6%	323	337	+ 4.3%
Pending Sales	23	21	- 8.7%	254	296	+ 16.5%
Closed Sales	24	26	+ 8.3%	246	283	+ 15.0%
Days on Market Until Sale	44	27	- 38.6%	32	30	- 6.3%
Median Sales Price*	\$231,000	\$209,500	- 9.3%	\$235,000	\$240,000	+ 2.1%
Average Sales Price*	\$283,263	\$230,262	- 18.7%	\$277,038	\$277,602	+ 0.2%
Percent of Original List Price Received*	98.4%	98.2%	- 0.2%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	39	20	- 48.7%	—	—	—
Months Supply of Inventory	1.8	0.8	- 55.6%	—	—	—

\* 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.

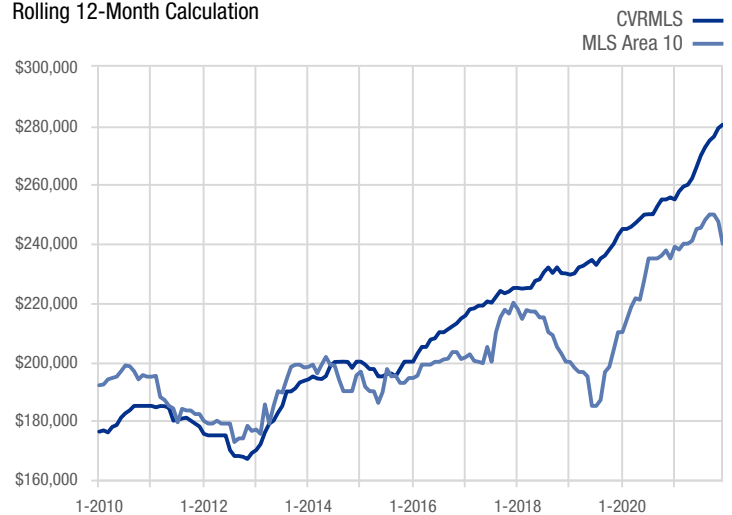
### Median Sales Price - Single-Family

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.