

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 20

20-Richmond

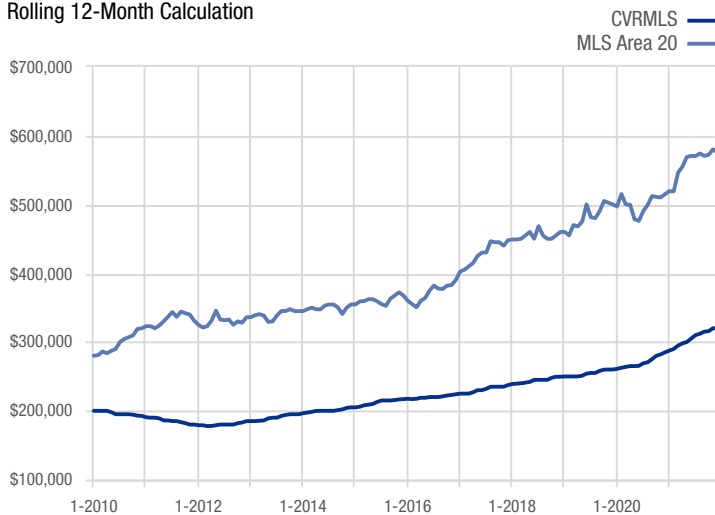
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	14	16	+ 14.3%	429	388	- 9.6%
Pending Sales	21	16	- 23.8%	401	367	- 8.5%
Closed Sales	30	39	+ 30.0%	396	372	- 6.1%
Days on Market Until Sale	24	19	- 20.8%	19	14	- 26.3%
Median Sales Price*	\$642,500	\$542,000	- 15.6%	\$515,000	\$575,500	+ 11.7%
Average Sales Price*	\$716,077	\$679,158	- 5.2%	\$639,409	\$674,580	+ 5.5%
Percent of Original List Price Received*	101.0%	100.4%	- 0.6%	100.3%	105.1%	+ 4.8%
Inventory of Homes for Sale	17	11	- 35.3%	—	—	—
Months Supply of Inventory	0.5	0.4	- 20.0%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	2	5	+ 150.0%	48	71	+ 47.9%
Pending Sales	3	5	+ 66.7%	43	68	+ 58.1%
Closed Sales	2	7	+ 250.0%	43	65	+ 51.2%
Days on Market Until Sale	3	14	+ 366.7%	29	22	- 24.1%
Median Sales Price*	\$197,000	\$330,000	+ 67.5%	\$230,000	\$265,750	+ 15.5%
Average Sales Price*	\$197,000	\$379,414	+ 92.6%	\$335,464	\$371,474	+ 10.7%
Percent of Original List Price Received*	102.0%	98.5%	- 3.4%	98.0%	101.1%	+ 3.2%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	1.5	0.4	- 73.3%	—	—	—

* 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.

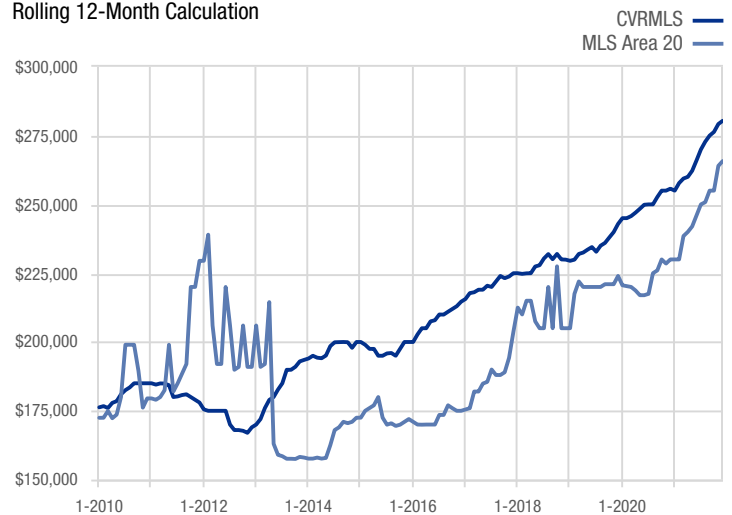
Median Sales Price - Single-Family

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.