

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

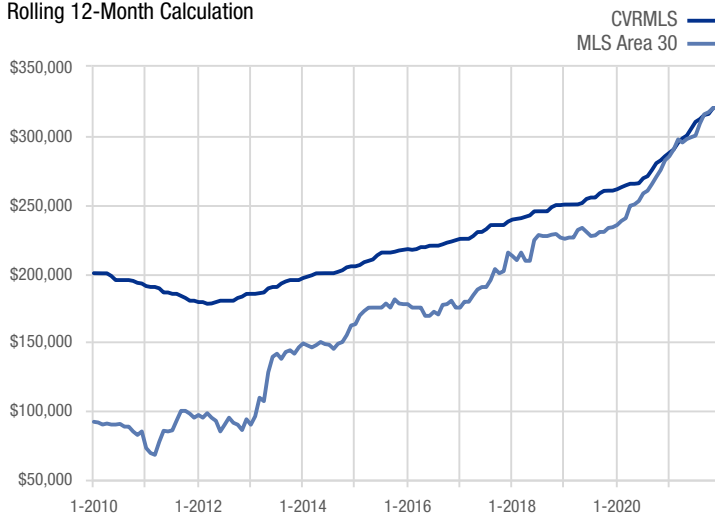
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	43	27	- 37.2%	690	659	- 4.5%
Pending Sales	36	41	+ 13.9%	606	564	- 6.9%
Closed Sales	45	49	+ 8.9%	598	568	- 5.0%
Days on Market Until Sale	18	23	+ 27.8%	26	17	- 34.6%
Median Sales Price*	\$347,800	\$315,000	- 9.4%	\$282,000	\$320,000	+ 13.5%
Average Sales Price*	\$322,001	\$314,165	- 2.4%	\$294,338	\$327,294	+ 11.2%
Percent of Original List Price Received*	99.3%	99.0%	- 0.3%	99.1%	101.9%	+ 2.8%
Inventory of Homes for Sale	59	24	- 59.3%	—	—	—
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	0	1	—	12	11	- 8.3%
Pending Sales	1	1	0.0%	8	11	+ 37.5%
Closed Sales	1	0	- 100.0%	8	11	+ 37.5%
Days on Market Until Sale	11	—	—	36	16	- 55.6%
Median Sales Price*	\$315,000	—	—	\$344,500	\$362,500	+ 5.2%
Average Sales Price*	\$315,000	—	—	\$318,938	\$279,168	- 12.5%
Percent of Original List Price Received*	96.9%	—	—	104.0%	100.7%	- 3.2%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

* 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.

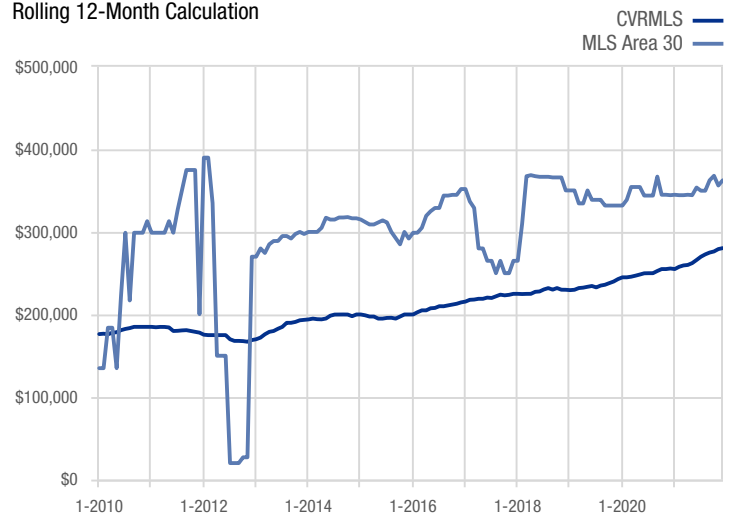
Median Sales Price - Single-Family

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.