

# Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 50

50-Richmond

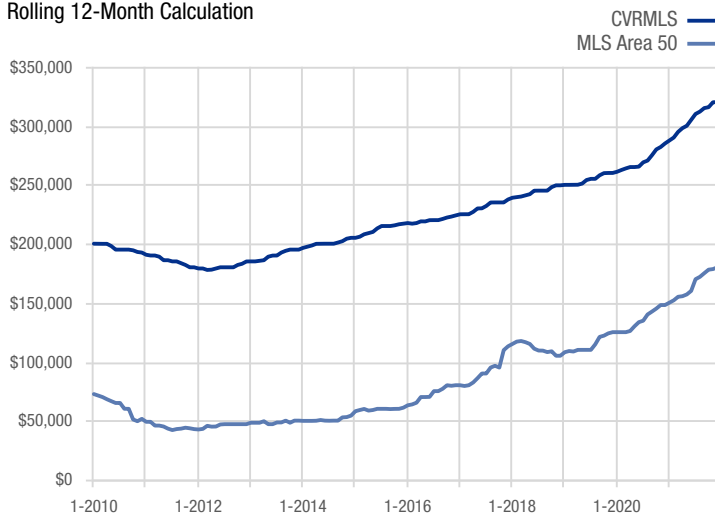
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
<b>Key Metrics</b>						
New Listings	34	<b>28</b>	- 17.6%	365	<b>474</b>	+ 29.9%
Pending Sales	31	<b>24</b>	- 22.6%	334	<b>415</b>	+ 24.3%
Closed Sales	35	<b>23</b>	- 34.3%	338	<b>419</b>	+ 24.0%
Days on Market Until Sale	12	<b>20</b>	+ 66.7%	20	<b>12</b>	- 40.0%
Median Sales Price*	\$167,000	<b>\$215,000</b>	+ 28.7%	\$148,000	<b>\$179,950</b>	+ 21.6%
Average Sales Price*	\$164,407	<b>\$223,851</b>	+ 36.2%	\$149,677	<b>\$187,385</b>	+ 25.2%
Percent of Original List Price Received*	98.7%	<b>101.1%</b>	+ 2.4%	98.7%	<b>101.3%</b>	+ 2.6%
Inventory of Homes for Sale	28	<b>17</b>	- 39.3%	—	—	—
Months Supply of Inventory	1.0	<b>0.5</b>	- 50.0%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	0.0%	0	<b>11</b>	—
Pending Sales	0	<b>0</b>	0.0%	0	<b>11</b>	—
Closed Sales	0	<b>0</b>	0.0%	0	<b>11</b>	—
Days on Market Until Sale	—	—	—	—	<b>7</b>	—
Median Sales Price*	—	—	—	—	<b>\$125,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$168,340</b>	—
Percent of Original List Price Received*	—	—	—	—	<b>97.9%</b>	—
Inventory of Homes for Sale	0	<b>0</b>	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

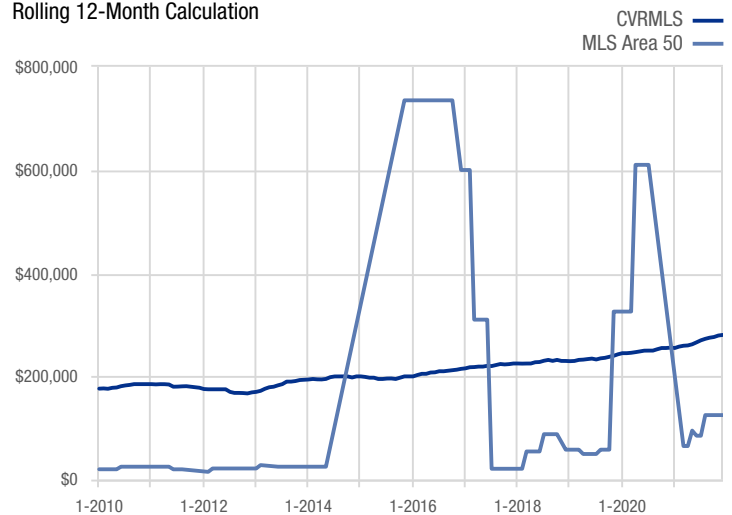
### Median Sales Price - Single-Family

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.