

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

60-Richmond

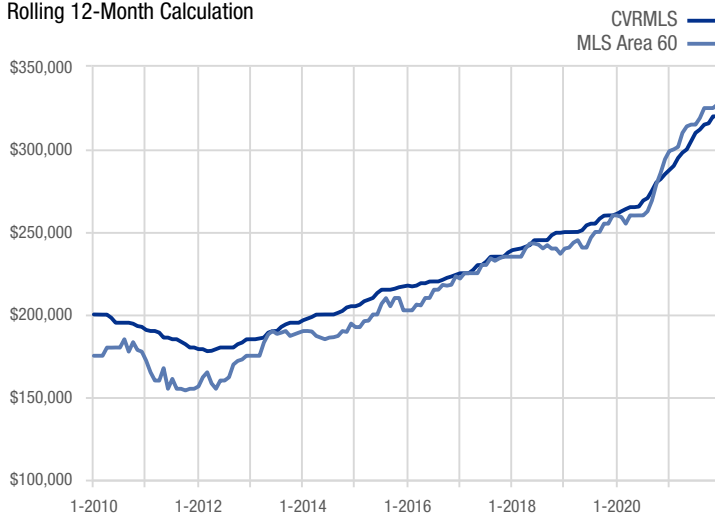
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	36	39	+ 8.3%	742	822	+ 10.8%
Pending Sales	37	38	+ 2.7%	694	761	+ 9.7%
Closed Sales	70	70	0.0%	685	757	+ 10.5%
Days on Market Until Sale	17	18	+ 5.9%	18	13	- 27.8%
Median Sales Price*	\$315,000	\$350,000	+ 11.1%	\$294,063	\$327,100	+ 11.2%
Average Sales Price*	\$331,319	\$368,722	+ 11.3%	\$302,543	\$346,447	+ 14.5%
Percent of Original List Price Received*	102.0%	102.0%	0.0%	101.0%	104.4%	+ 3.4%
Inventory of Homes for Sale	36	27	- 25.0%	—	—	—
Months Supply of Inventory	0.6	0.4	- 33.3%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	8	7	- 12.5%	144	154	+ 6.9%
Pending Sales	8	5	- 37.5%	106	143	+ 34.9%
Closed Sales	18	12	- 33.3%	95	148	+ 55.8%
Days on Market Until Sale	54	26	- 51.9%	30	28	- 6.7%
Median Sales Price*	\$281,500	\$285,000	+ 1.2%	\$253,750	\$275,000	+ 8.4%
Average Sales Price*	\$267,198	\$277,874	+ 4.0%	\$276,900	\$302,038	+ 9.1%
Percent of Original List Price Received*	98.1%	99.2%	+ 1.1%	98.6%	100.5%	+ 1.9%
Inventory of Homes for Sale	21	20	- 4.8%	—	—	—
Months Supply of Inventory	2.4	1.7	- 29.2%	—	—	—

* 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.

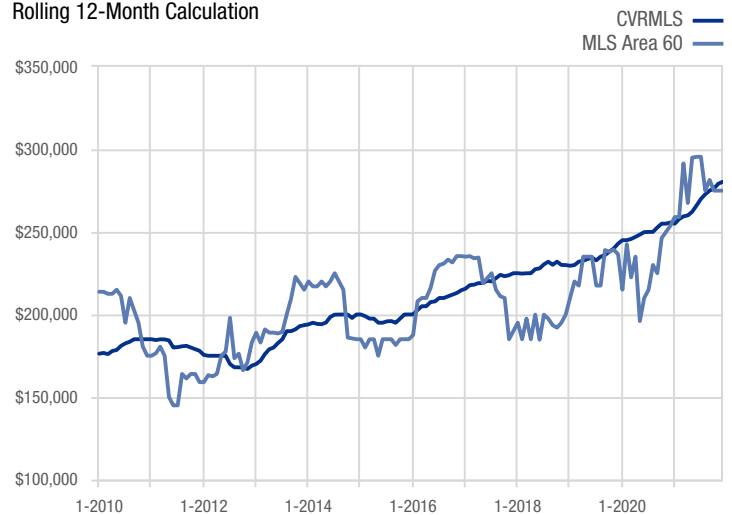
Median Sales Price - Single-Family

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.