

Local Market Update – December 2021

A Research Tool Provided by Central Virginia Regional MLS.



Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

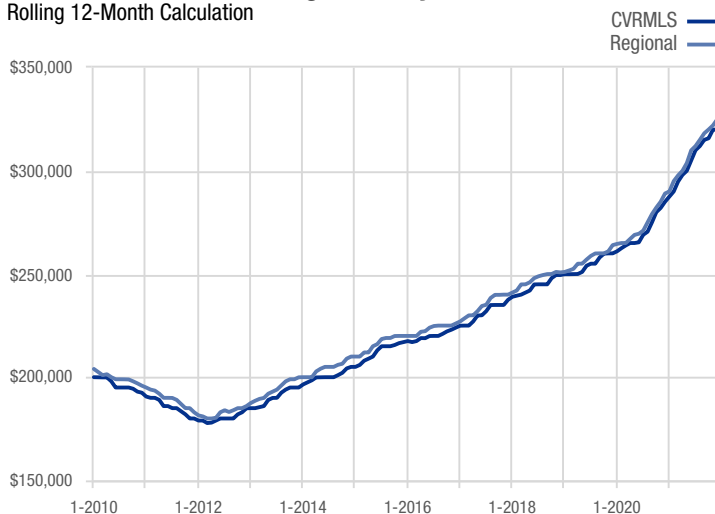
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	1,195	1,020	- 14.6%	22,467	21,973	- 2.2%
Pending Sales	1,171	1,126	- 3.8%	19,860	20,148	+ 1.5%
Closed Sales	1,740	1,658	- 4.7%	18,947	20,255	+ 6.9%
Days on Market Until Sale	21	18	- 14.3%	29	16	- 44.8%
Median Sales Price*	\$301,000	\$320,000	+ 6.3%	\$289,000	\$325,000	+ 12.5%
Average Sales Price*	\$339,714	\$371,733	+ 9.4%	\$327,083	\$365,345	+ 11.7%
Percent of Original List Price Received*	100.5%	101.6%	+ 1.1%	99.6%	102.7%	+ 3.1%
Inventory of Homes for Sale	1,611	921	- 42.8%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

Condo/Town	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	227	164	- 27.8%	3,514	3,606	+ 2.6%
Pending Sales	213	228	+ 7.0%	3,065	3,356	+ 9.5%
Closed Sales	335	312	- 6.9%	2,898	3,208	+ 10.7%
Days on Market Until Sale	36	27	- 25.0%	33	23	- 30.3%
Median Sales Price*	\$275,490	\$299,730	+ 8.8%	\$258,000	\$283,260	+ 9.8%
Average Sales Price*	\$295,231	\$308,972	+ 4.7%	\$278,441	\$301,853	+ 8.4%
Percent of Original List Price Received*	101.7%	101.2%	- 0.5%	99.9%	101.9%	+ 2.0%
Inventory of Homes for Sale	303	210	- 30.7%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

* 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.

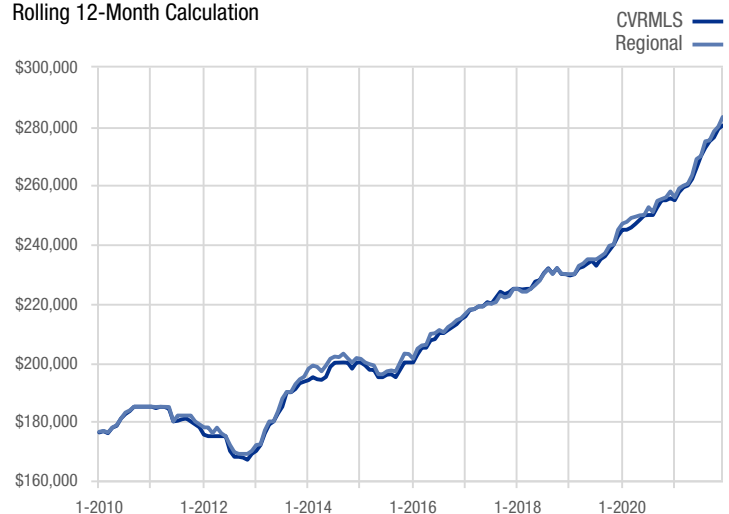
Median Sales Price - Single-Family

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.

Current as of January 10, 2022. All data from Central Virginia Regional MLS. Report © 2022 ShowingTime.