

# Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 30

30-Richmond

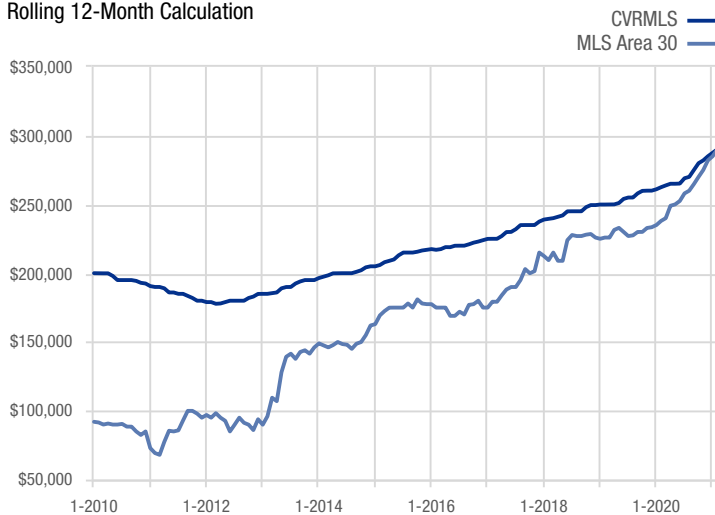
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	39	27	- 30.8%	97	65	- 33.0%
Pending Sales	44	36	- 18.2%	78	75	- 3.8%
Closed Sales	33	26	- 21.2%	69	65	- 5.8%
Days on Market Until Sale	44	17	- 61.4%	47	18	- 61.7%
Median Sales Price*	\$225,000	<b>\$288,500</b>	+ 28.2%	\$225,000	<b>\$289,950</b>	+ 28.9%
Average Sales Price*	\$237,659	<b>\$290,429</b>	+ 22.2%	\$247,137	<b>\$291,868</b>	+ 18.1%
Percent of Original List Price Received*	95.8%	<b>102.1%</b>	+ 6.6%	94.5%	<b>100.1%</b>	+ 5.9%
Inventory of Homes for Sale	66	30	- 54.5%	—	—	—
Months Supply of Inventory	1.4	0.6	- 57.1%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	44	—	—	44	28	- 36.4%
Median Sales Price*	\$390,000	—	—	\$390,000	<b>\$406,000</b>	+ 4.1%
Average Sales Price*	\$390,000	—	—	\$390,000	<b>\$406,000</b>	+ 4.1%
Percent of Original List Price Received*	97.5%	—	—	97.5%	<b>97.8%</b>	+ 0.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

\* 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.

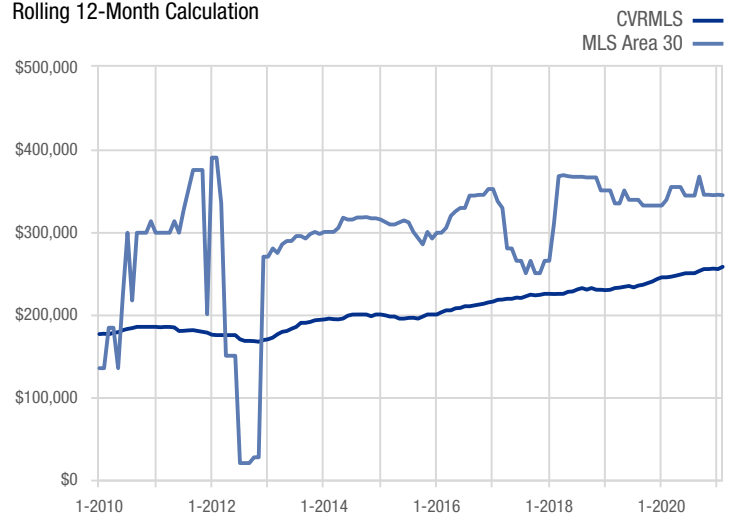
### Median Sales Price - Single-Family

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.