

# Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 60

60-Richmond

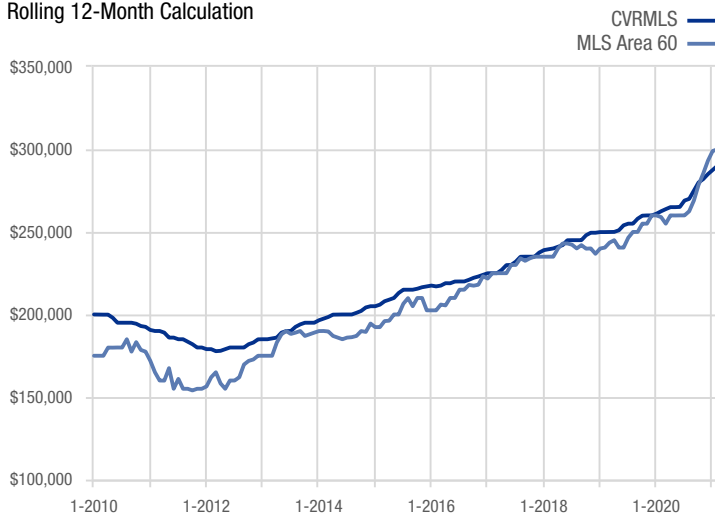
Single Family Key Metrics	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	56	<b>58</b>	+ 3.6%	114	<b>108</b>	- 5.3%
Pending Sales	50	<b>49</b>	- 2.0%	100	<b>96</b>	- 4.0%
Closed Sales	49	<b>37</b>	- 24.5%	83	<b>74</b>	- 10.8%
Days on Market Until Sale	39	<b>23</b>	- 41.0%	38	<b>21</b>	- 44.7%
Median Sales Price*	\$239,000	<b>\$329,390</b>	+ 37.8%	\$230,000	<b>\$288,000</b>	+ 25.2%
Average Sales Price*	\$273,043	<b>\$327,013</b>	+ 19.8%	\$252,429	<b>\$313,824</b>	+ 24.3%
Percent of Original List Price Received*	97.6%	<b>102.1%</b>	+ 4.6%	97.1%	<b>102.5%</b>	+ 5.6%
Inventory of Homes for Sale	60	<b>37</b>	- 38.3%	—	—	—
Months Supply of Inventory	1.0	<b>0.6</b>	- 40.0%	—	—	—

Condo/Town Key Metrics	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	7	<b>13</b>	+ 85.7%	20	<b>24</b>	+ 20.0%
Pending Sales	9	<b>12</b>	+ 33.3%	12	<b>23</b>	+ 91.7%
Closed Sales	4	<b>8</b>	+ 100.0%	7	<b>17</b>	+ 142.9%
Days on Market Until Sale	35	<b>18</b>	- 48.6%	26	<b>17</b>	- 34.6%
Median Sales Price*	\$300,500	<b>\$305,750</b>	+ 1.7%	\$300,500	<b>\$296,000</b>	- 1.5%
Average Sales Price*	\$464,750	<b>\$383,020</b>	- 17.6%	\$409,667	<b>\$324,104</b>	- 20.9%
Percent of Original List Price Received*	97.0%	<b>98.8%</b>	+ 1.9%	98.0%	<b>99.4%</b>	+ 1.4%
Inventory of Homes for Sale	12	<b>18</b>	+ 50.0%	—	—	—
Months Supply of Inventory	1.8	<b>1.8</b>	0.0%	—	—	—

\* 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.

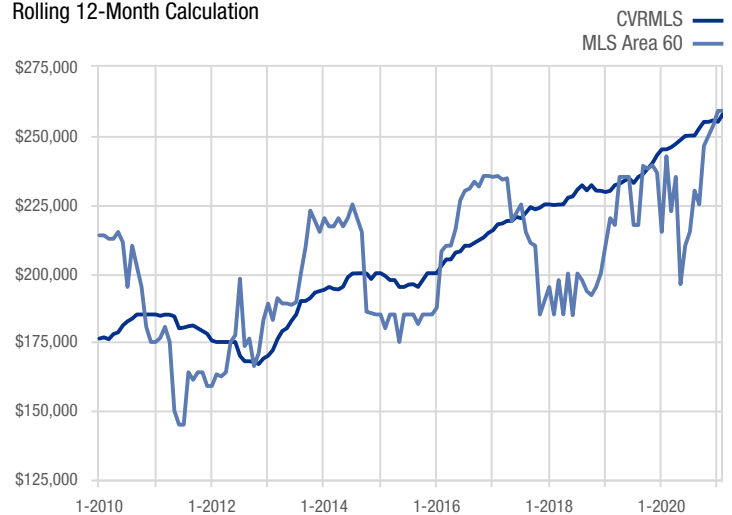
### Median Sales Price - Single-Family

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.