

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



Entire MLS

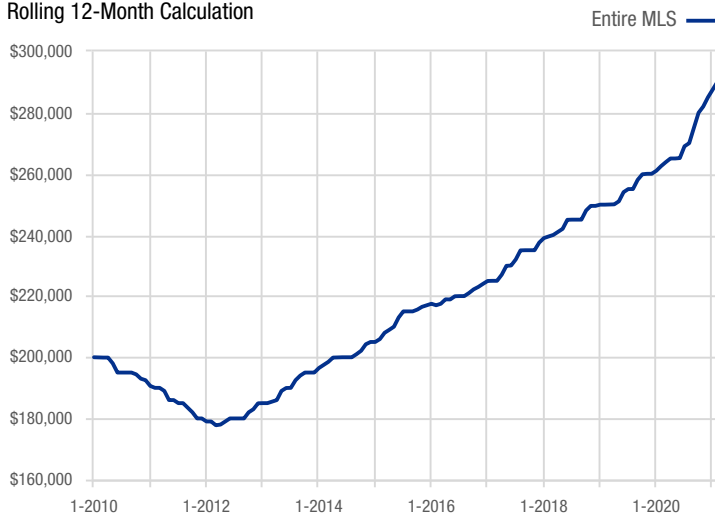
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	2,020	1,480	- 26.7%	4,025	3,169	- 21.3%
Pending Sales	1,676	1,569	- 6.4%	3,141	3,210	+ 2.2%
Closed Sales	1,162	1,266	+ 9.0%	2,283	2,600	+ 13.9%
Days on Market Until Sale	49	27	- 44.9%	49	26	- 46.9%
Median Sales Price*	\$252,000	\$310,000	+ 23.0%	\$252,000	\$299,700	+ 18.9%
Average Sales Price*	\$291,930	\$338,288	+ 15.9%	\$294,754	\$333,816	+ 13.3%
Percent of Original List Price Received*	97.1%	100.8%	+ 3.8%	96.8%	100.5%	+ 3.8%
Inventory of Homes for Sale	3,468	1,395	- 59.8%	—	—	—
Months Supply of Inventory	2.1	0.8	- 61.9%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	287	270	- 5.9%	561	572	+ 2.0%
Pending Sales	223	278	+ 24.7%	443	535	+ 20.8%
Closed Sales	190	196	+ 3.2%	347	380	+ 9.5%
Days on Market Until Sale	43	26	- 39.5%	42	27	- 35.7%
Median Sales Price*	\$237,500	\$263,000	+ 10.7%	\$243,750	\$257,000	+ 5.4%
Average Sales Price*	\$266,848	\$294,023	+ 10.2%	\$269,595	\$280,640	+ 4.1%
Percent of Original List Price Received*	98.8%	100.9%	+ 2.1%	98.8%	100.2%	+ 1.4%
Inventory of Homes for Sale	489	279	- 42.9%	—	—	—
Months Supply of Inventory	2.1	1.0	- 52.4%	—	—	—

* 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.

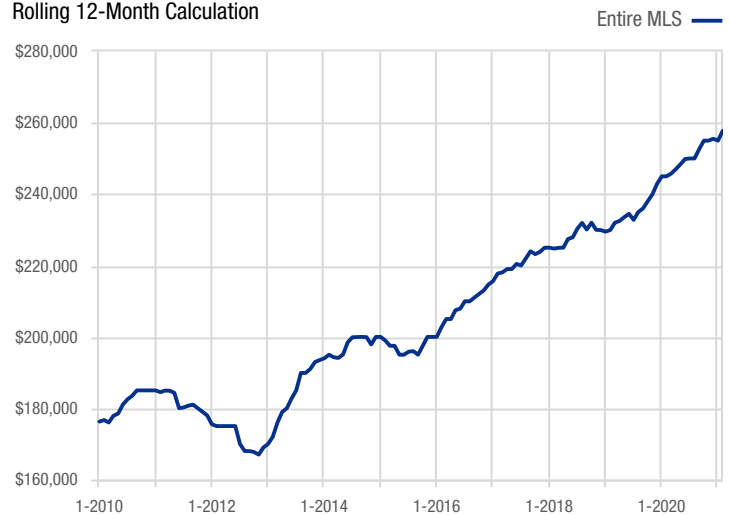
Median Sales Price - Single-Family

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.