

# Local Market Update – February 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.

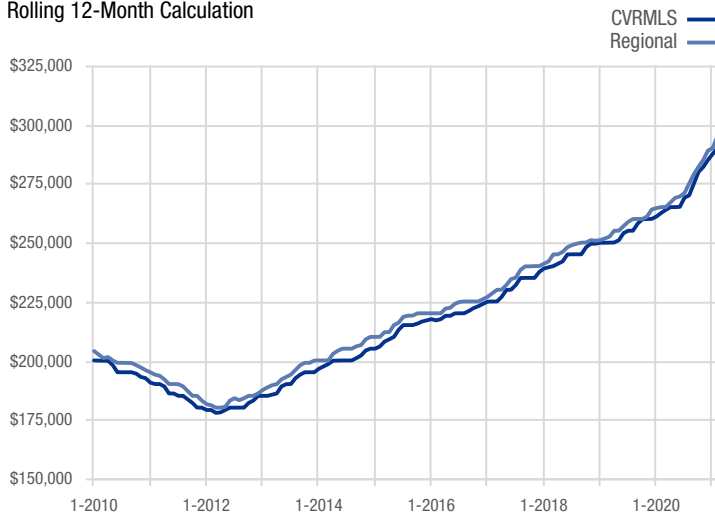
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	1,803	<b>1,347</b>	- 25.3%	3,600	<b>2,874</b>	- 20.2%
Pending Sales	1,535	<b>1,410</b>	- 8.1%	2,884	<b>2,877</b>	- 0.2%
Closed Sales	1,074	<b>1,135</b>	+ 5.7%	2,080	<b>2,352</b>	+ 13.1%
Days on Market Until Sale	46	<b>23</b>	- 50.0%	46	<b>23</b>	- 50.0%
Median Sales Price*	\$255,000	<b>\$311,625</b>	+ 22.2%	\$255,000	<b>\$300,000</b>	+ 17.6%
Average Sales Price*	\$292,761	<b>\$336,072</b>	+ 14.8%	\$296,554	<b>\$333,159</b>	+ 12.3%
Percent of Original List Price Received*	97.6%	<b>101.3%</b>	+ 3.8%	97.1%	<b>100.9%</b>	+ 3.9%
Inventory of Homes for Sale	2,807	<b>1,161</b>	- 58.6%	—	—	—
Months Supply of Inventory	1.9	<b>0.7</b>	- 63.2%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	268	<b>264</b>	- 1.5%	534	<b>557</b>	+ 4.3%
Pending Sales	219	<b>269</b>	+ 22.8%	435	<b>516</b>	+ 18.6%
Closed Sales	185	<b>188</b>	+ 1.6%	336	<b>367</b>	+ 9.2%
Days on Market Until Sale	43	<b>27</b>	- 37.2%	42	<b>28</b>	- 33.3%
Median Sales Price*	\$237,865	<b>\$263,000</b>	+ 10.6%	\$247,500	<b>\$257,000</b>	+ 3.8%
Average Sales Price*	\$265,268	<b>\$293,810</b>	+ 10.8%	\$269,975	<b>\$281,074</b>	+ 4.1%
Percent of Original List Price Received*	98.8%	<b>100.9%</b>	+ 2.1%	98.8%	<b>100.2%</b>	+ 1.4%
Inventory of Homes for Sale	453	<b>267</b>	- 41.1%	—	—	—
Months Supply of Inventory	2.0	<b>1.0</b>	- 50.0%	—	—	—

\* 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.

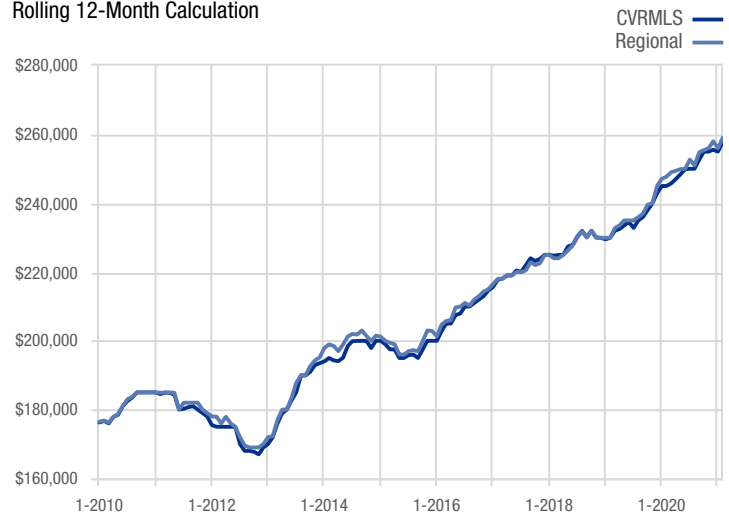
### Median Sales Price - Single-Family

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.

Current as of March 10, 2021. All data from Central Virginia Regional MLS. Report © 2021 ShowingTime.