

# Local Market Update – April 2021

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 10

10-Richmond

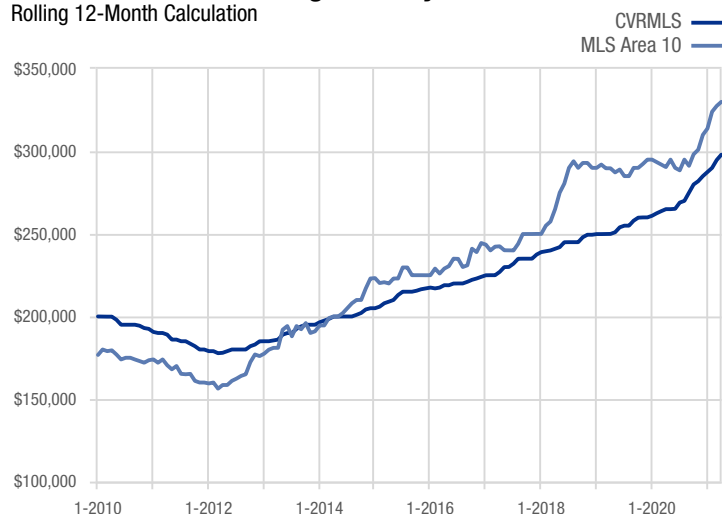
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	97	93	- 4.1%	370	358	- 3.2%
Pending Sales	79	83	+ 5.1%	299	339	+ 13.4%
Closed Sales	81	82	+ 1.2%	248	306	+ 23.4%
Days on Market Until Sale	20	20	0.0%	30	22	- 26.7%
Median Sales Price*	\$295,000	\$320,000	+ 8.5%	\$272,451	\$342,700	+ 25.8%
Average Sales Price*	\$349,129	\$389,267	+ 11.5%	\$323,543	\$397,116	+ 22.7%
Percent of Original List Price Received*	98.6%	101.9%	+ 3.3%	97.4%	101.2%	+ 3.9%
Inventory of Homes for Sale	118	71	- 39.8%	—	—	—
Months Supply of Inventory	1.6	0.9	- 43.8%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	22	24	+ 9.1%	103	121	+ 17.5%
Pending Sales	13	30	+ 130.8%	84	115	+ 36.9%
Closed Sales	22	29	+ 31.8%	73	96	+ 31.5%
Days on Market Until Sale	27	30	+ 11.1%	43	37	- 14.0%
Median Sales Price*	\$272,250	\$255,000	- 6.3%	\$235,000	\$248,150	+ 5.6%
Average Sales Price*	\$343,410	\$319,242	- 7.0%	\$276,755	\$290,001	+ 4.8%
Percent of Original List Price Received*	99.0%	100.6%	+ 1.6%	97.5%	98.8%	+ 1.3%
Inventory of Homes for Sale	47	33	- 29.8%	—	—	—
Months Supply of Inventory	2.4	1.4	- 41.7%	—	—	—

\* 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.

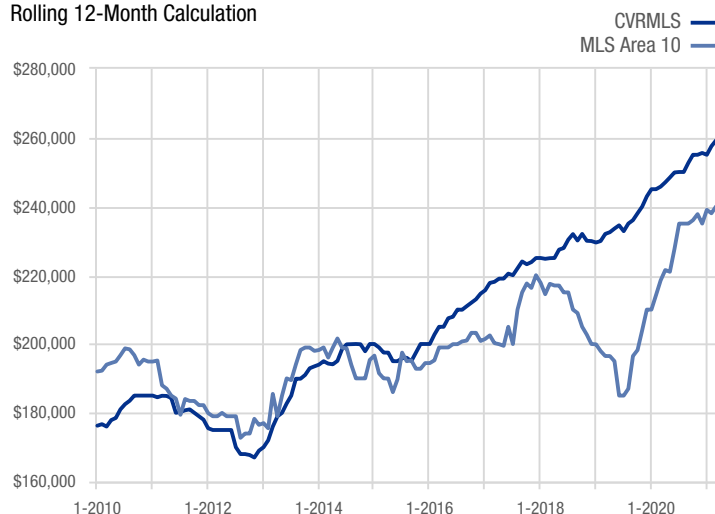
### Median Sales Price - Single-Family

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.