

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

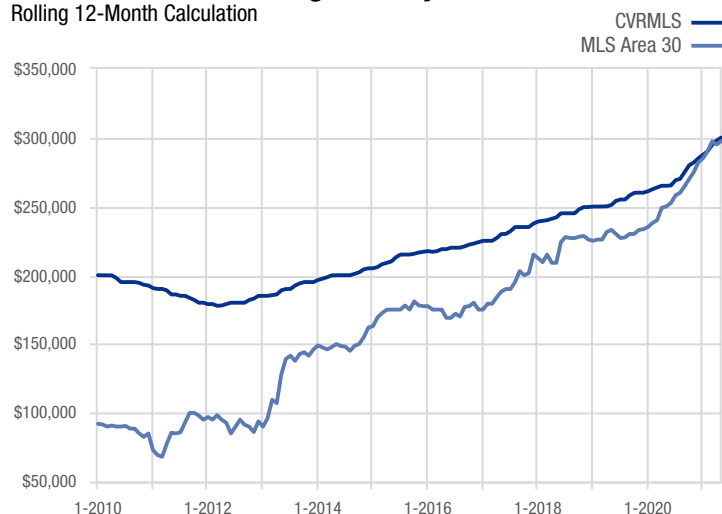
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	60	56	- 6.7%	283	256	- 9.5%
Pending Sales	61	62	+ 1.6%	233	236	+ 1.3%
Closed Sales	41	53	+ 29.3%	203	213	+ 4.9%
Days on Market Until Sale	24	15	- 37.5%	33	18	- 45.5%
Median Sales Price*	\$259,900	\$315,000	+ 21.2%	\$264,500	\$296,500	+ 12.1%
Average Sales Price*	\$297,646	\$306,065	+ 2.8%	\$278,574	\$303,417	+ 8.9%
Percent of Original List Price Received*	96.8%	102.9%	+ 6.3%	97.6%	102.4%	+ 4.9%
Inventory of Homes for Sale	70	45	- 35.7%	—	—	—
Months Supply of Inventory	1.5	0.9	- 40.0%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	2	0.0%	5	7	+ 40.0%
Pending Sales	0	1	—	1	5	+ 400.0%
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	4	—	44	15	- 65.9%
Median Sales Price*	—	\$79,950	—	\$390,000	\$375,000	- 3.8%
Average Sales Price*	—	\$79,950	—	\$390,000	\$286,983	- 26.4%
Percent of Original List Price Received*	—	100.0%	—	97.5%	98.1%	+ 0.6%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	3.0	1.2	- 60.0%	—	—	—

* 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.

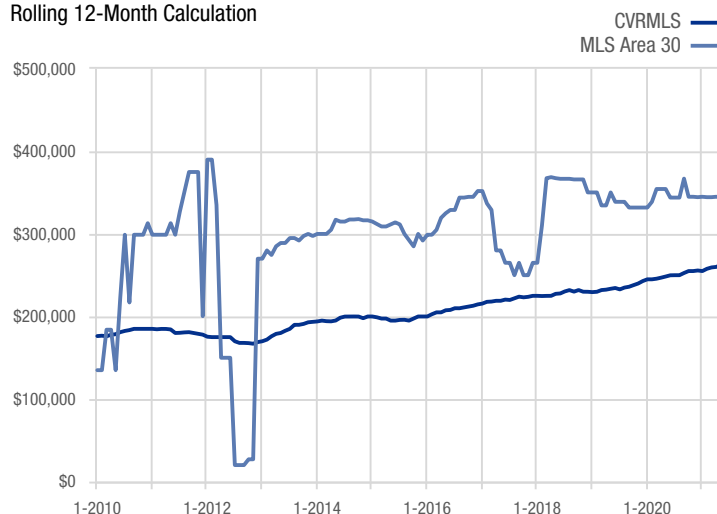
Median Sales Price - Single-Family

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.