

Local Market Update – May 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

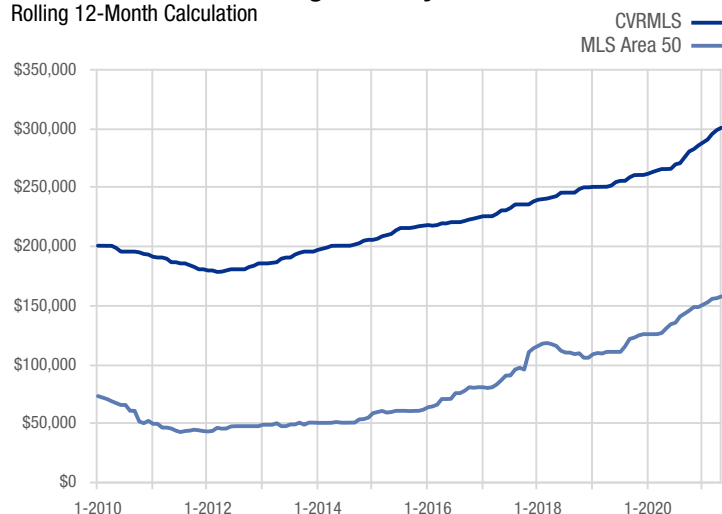
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	26	59	+ 126.9%	138	218	+ 58.0%
Pending Sales	29	37	+ 27.6%	129	187	+ 45.0%
Closed Sales	21	44	+ 109.5%	135	153	+ 13.3%
Days on Market Until Sale	25	9	- 64.0%	29	11	- 62.1%
Median Sales Price*	\$150,000	\$169,500	+ 13.0%	\$130,000	\$159,000	+ 22.3%
Average Sales Price*	\$155,318	\$173,230	+ 11.5%	\$141,840	\$161,996	+ 14.2%
Percent of Original List Price Received*	98.5%	102.4%	+ 4.0%	97.2%	100.5%	+ 3.4%
Inventory of Homes for Sale	19	37	+ 94.7%	—	—	—
Months Supply of Inventory	0.6	1.1	+ 83.3%	—	—	—

Condo/Town	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	0	8	—
Pending Sales	0	0	0.0%	0	8	—
Closed Sales	0	1	—	0	2	—
Days on Market Until Sale	—	2	—	—	2	—
Median Sales Price*	—	\$125,000	—	—	\$95,000	—
Average Sales Price*	—	\$125,000	—	—	\$95,000	—
Percent of Original List Price Received*	—	100.0%	—	—	98.1%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

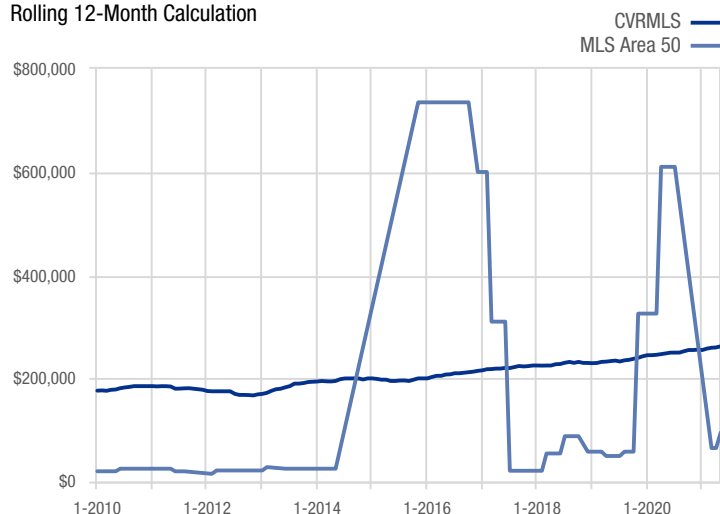
Median Sales Price - Single-Family

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.