

Local Market Update – May 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.

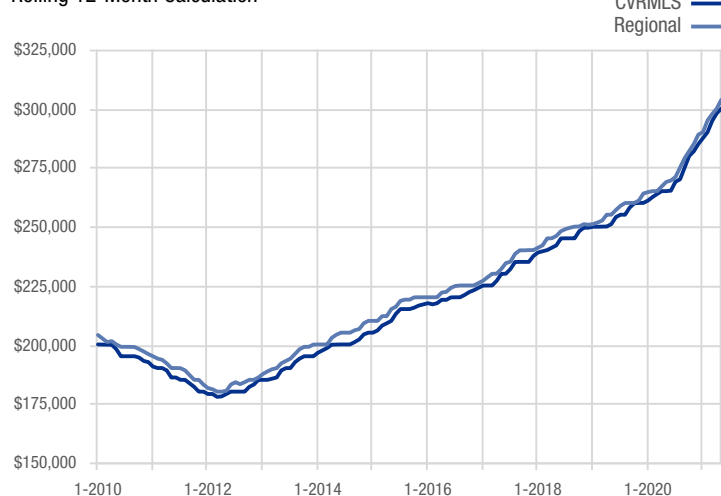
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	1,862	2,227	+ 19.6%	9,568	9,462	- 1.1%
Pending Sales	1,830	2,200	+ 20.2%	7,879	8,688	+ 10.3%
Closed Sales	1,531	1,778	+ 16.1%	6,539	7,326	+ 12.0%
Days on Market Until Sale	26	13	- 50.0%	35	18	- 48.6%
Median Sales Price*	\$283,000	\$324,500	+ 14.7%	\$270,000	\$312,750	+ 15.8%
Average Sales Price*	\$318,489	\$362,683	+ 13.9%	\$307,719	\$351,155	+ 14.1%
Percent of Original List Price Received*	99.4%	104.7%	+ 5.3%	98.5%	102.7%	+ 4.3%
Inventory of Homes for Sale	2,719	1,424	- 47.6%	—	—	—
Months Supply of Inventory	1.8	0.8	- 55.6%	—	—	—

Condo/Town	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	294	306	+ 4.1%	1,391	1,492	+ 7.3%
Pending Sales	271	313	+ 15.5%	1,125	1,416	+ 25.9%
Closed Sales	194	255	+ 31.4%	936	1,147	+ 22.5%
Days on Market Until Sale	38	33	- 13.2%	40	27	- 32.5%
Median Sales Price*	\$245,070	\$281,898	+ 15.0%	\$247,080	\$265,000	+ 7.3%
Average Sales Price*	\$267,932	\$311,184	+ 16.1%	\$272,203	\$294,658	+ 8.2%
Percent of Original List Price Received*	100.2%	103.4%	+ 3.2%	99.3%	101.9%	+ 2.6%
Inventory of Homes for Sale	453	245	- 45.9%	—	—	—
Months Supply of Inventory	2.1	0.9	- 57.1%	—	—	—

* 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.

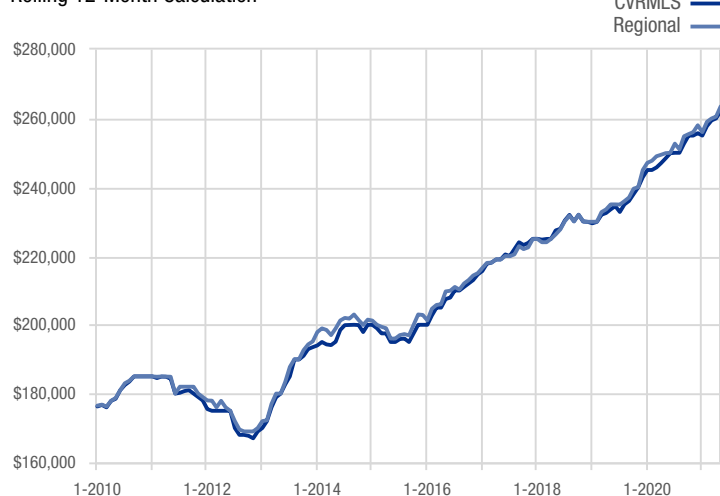
Median Sales Price - Single-Family

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 June 10, 2021. All data from Central Virginia Regional MLS. Report © 2021 ShowingTime.