

Local Market Update – June 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

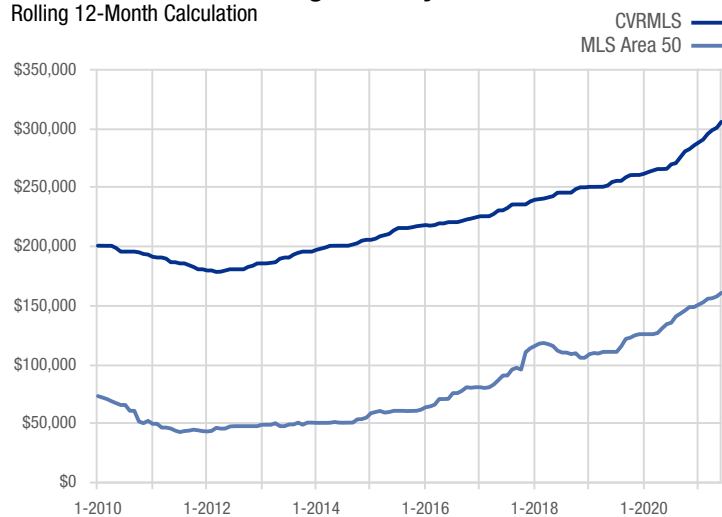
Single Family	June			Year to Date		
Key Metrics	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	38	46	+ 21.1%	176	264	+ 50.0%
Pending Sales	34	60	+ 76.5%	163	243	+ 49.1%
Closed Sales	32	39	+ 21.9%	167	192	+ 15.0%
Days on Market Until Sale	20	13	- 35.0%	27	12	- 55.6%
Median Sales Price*	\$150,000	\$173,450	+ 15.6%	\$134,975	\$160,000	+ 18.5%
Average Sales Price*	\$152,784	\$178,788	+ 17.0%	\$143,987	\$165,446	+ 14.9%
Percent of Original List Price Received*	101.2%	100.3%	- 0.9%	98.0%	100.4%	+ 2.4%
Inventory of Homes for Sale	24	21	- 12.5%	—	—	—
Months Supply of Inventory	0.8	0.6	- 25.0%	—	—	—

Condo/Town	June			Year to Date		
Key Metrics	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	0	2	—	0	10	—
Pending Sales	0	1	—	0	9	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	4	—	—	3	—
Median Sales Price*	—	\$85,000	—	—	\$85,000	—
Average Sales Price*	—	\$85,000	—	—	\$91,667	—
Percent of Original List Price Received*	—	100.0%	—	—	98.8%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.3	—	—	—	—

* 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.

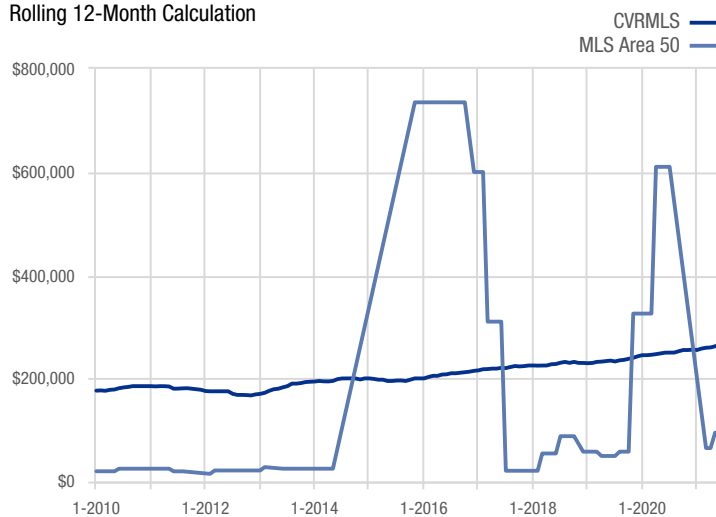
Median Sales Price - Single-Family

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.