

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 10

10-Richmond

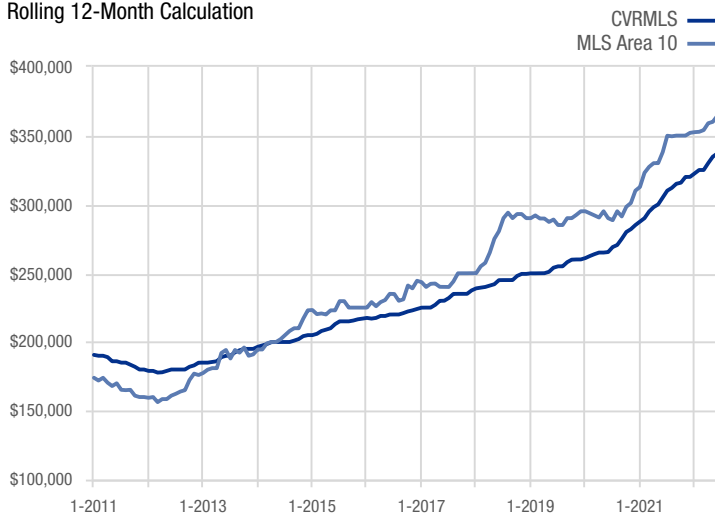
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	108	112	+ 3.7%	579	556	- 4.0%
Pending Sales	103	88	- 14.6%	533	494	- 7.3%
Closed Sales	93	96	+ 3.2%	478	464	- 2.9%
Days on Market Until Sale	16	10	- 37.5%	21	16	- 23.8%
Median Sales Price*	\$380,000	\$405,000	+ 6.6%	\$350,500	\$380,000	+ 8.4%
Average Sales Price*	\$413,067	\$459,654	+ 11.3%	\$406,887	\$457,004	+ 12.3%
Percent of Original List Price Received*	103.5%	107.8%	+ 4.2%	102.0%	106.0%	+ 3.9%
Inventory of Homes for Sale	86	70	- 18.6%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	48	33	- 31.3%	197	154	- 21.8%
Pending Sales	28	32	+ 14.3%	163	124	- 23.9%
Closed Sales	27	24	- 11.1%	145	132	- 9.0%
Days on Market Until Sale	26	9	- 65.4%	35	36	+ 2.9%
Median Sales Price*	\$255,000	\$330,356	+ 29.6%	\$248,800	\$287,000	+ 15.4%
Average Sales Price*	\$258,786	\$343,653	+ 32.8%	\$281,097	\$331,732	+ 18.0%
Percent of Original List Price Received*	100.9%	102.7%	+ 1.8%	99.6%	101.7%	+ 2.1%
Inventory of Homes for Sale	51	33	- 35.3%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

* 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.

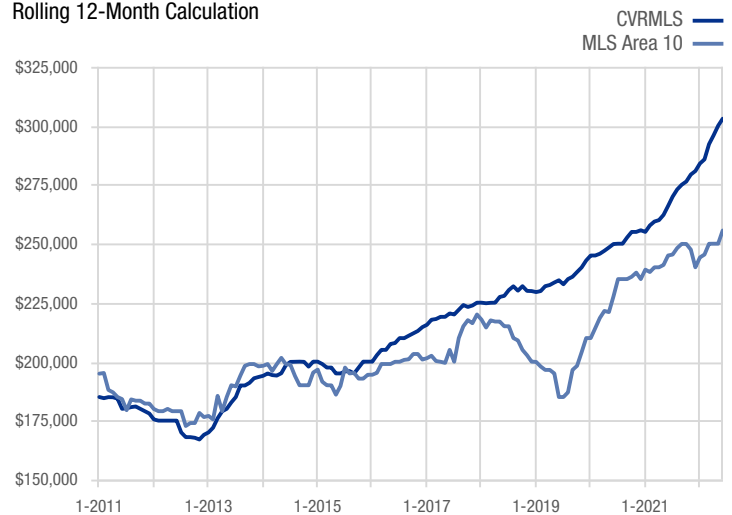
Median Sales Price - Single-Family

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.