

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

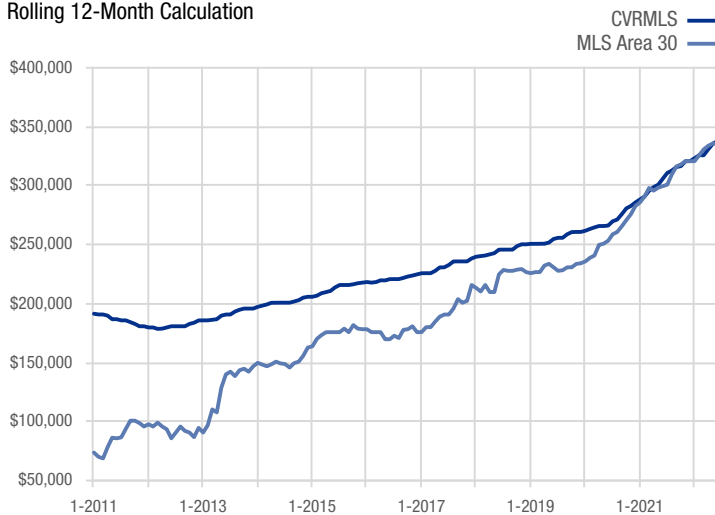
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	80	75	- 6.3%	337	319	- 5.3%
Pending Sales	60	52	- 13.3%	291	278	- 4.5%
Closed Sales	64	35	- 45.3%	278	262	- 5.8%
Days on Market Until Sale	11	11	0.0%	16	16	0.0%
Median Sales Price*	\$338,975	\$339,900	+ 0.3%	\$301,000	\$347,000	+ 15.3%
Average Sales Price*	\$347,498	\$403,353	+ 16.1%	\$313,676	\$371,916	+ 18.6%
Percent of Original List Price Received*	104.2%	101.4%	- 2.7%	102.8%	102.5%	- 0.3%
Inventory of Homes for Sale	67	53	- 20.9%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	0	1	—	7	5	- 28.6%
Pending Sales	1	1	0.0%	6	5	- 16.7%
Closed Sales	3	3	0.0%	6	5	- 16.7%
Days on Market Until Sale	6	22	+ 266.7%	11	16	+ 45.5%
Median Sales Price*	\$362,500	\$280,000	- 22.8%	\$368,750	\$280,000	- 24.1%
Average Sales Price*	\$290,833	\$268,667	- 7.6%	\$288,908	\$267,200	- 7.5%
Percent of Original List Price Received*	97.0%	110.3%	+ 13.7%	97.5%	107.9%	+ 10.7%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

* 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.

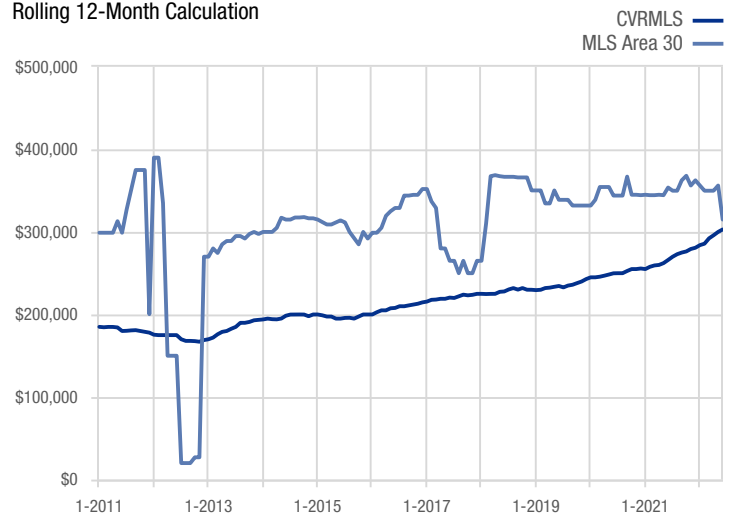
Median Sales Price - Single-Family

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.