

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

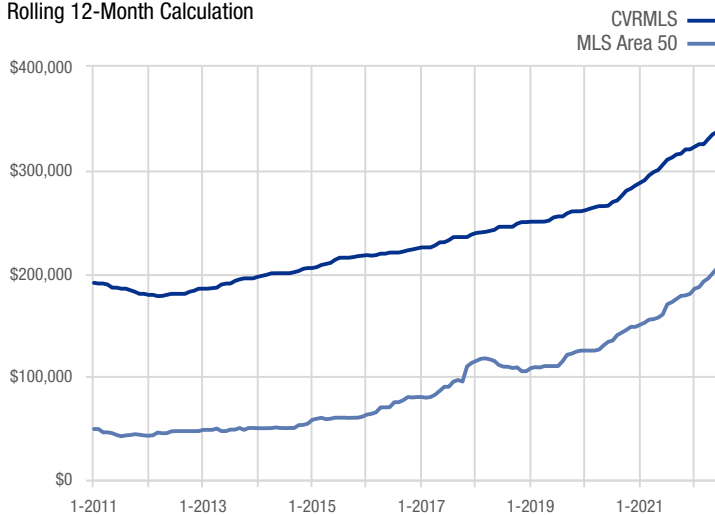
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	46	44	- 4.3%	264	274	+ 3.8%
Pending Sales	50	32	- 36.0%	231	241	+ 4.3%
Closed Sales	40	33	- 17.5%	194	213	+ 9.8%
Days on Market Until Sale	13	8	- 38.5%	12	11	- 8.3%
Median Sales Price*	\$173,450	\$215,000	+ 24.0%	\$160,000	\$210,000	+ 31.3%
Average Sales Price*	\$178,788	\$227,880	+ 27.5%	\$165,446	\$213,644	+ 29.1%
Percent of Original List Price Received*	100.3%	104.4%	+ 4.1%	100.4%	102.8%	+ 2.4%
Inventory of Homes for Sale	33	33	0.0%	—	—	—
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	2	1	- 50.0%	10	1	- 90.0%
Pending Sales	1	0	- 100.0%	9	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
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	1	1	0.0%	—	—	—
Months Supply of Inventory	0.3	0.5	+ 66.7%	—	—	—

* 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.

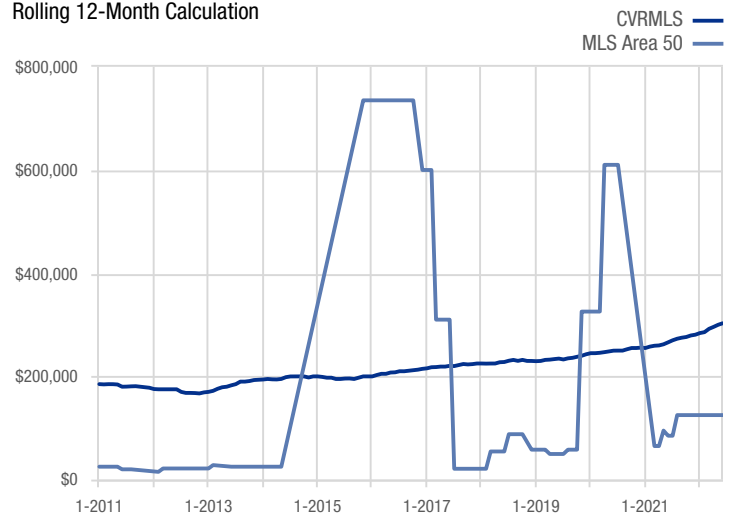
Median Sales Price - Single-Family

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.