

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

60-Richmond

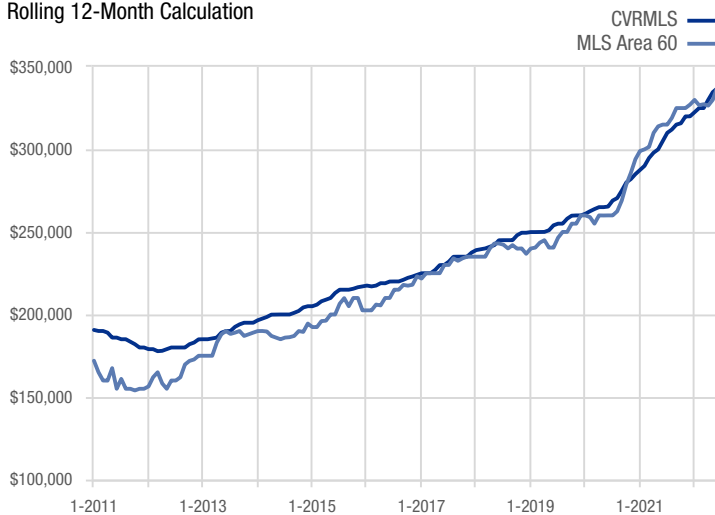
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	86	71	- 17.4%	437	394	- 9.8%
Pending Sales	74	71	- 4.1%	392	374	- 4.6%
Closed Sales	78	77	- 1.3%	338	349	+ 3.3%
Days on Market Until Sale	8	10	+ 25.0%	13	16	+ 23.1%
Median Sales Price*	\$315,000	\$364,750	+ 15.8%	\$317,000	\$335,000	+ 5.7%
Average Sales Price*	\$329,036	\$369,195	+ 12.2%	\$344,314	\$372,355	+ 8.1%
Percent of Original List Price Received*	107.0%	108.3%	+ 1.2%	106.3%	107.4%	+ 1.0%
Inventory of Homes for Sale	63	37	- 41.3%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	14	8	- 42.9%	82	66	- 19.5%
Pending Sales	12	5	- 58.3%	81	74	- 8.6%
Closed Sales	17	7	- 58.8%	73	74	+ 1.4%
Days on Market Until Sale	43	21	- 51.2%	35	42	+ 20.0%
Median Sales Price*	\$242,500	\$307,500	+ 26.8%	\$298,000	\$350,000	+ 17.4%
Average Sales Price*	\$258,353	\$320,126	+ 23.9%	\$321,455	\$346,880	+ 7.9%
Percent of Original List Price Received*	100.2%	100.3%	+ 0.1%	100.7%	103.3%	+ 2.6%
Inventory of Homes for Sale	17	11	- 35.3%	—	—	—
Months Supply of Inventory	1.4	1.0	- 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.

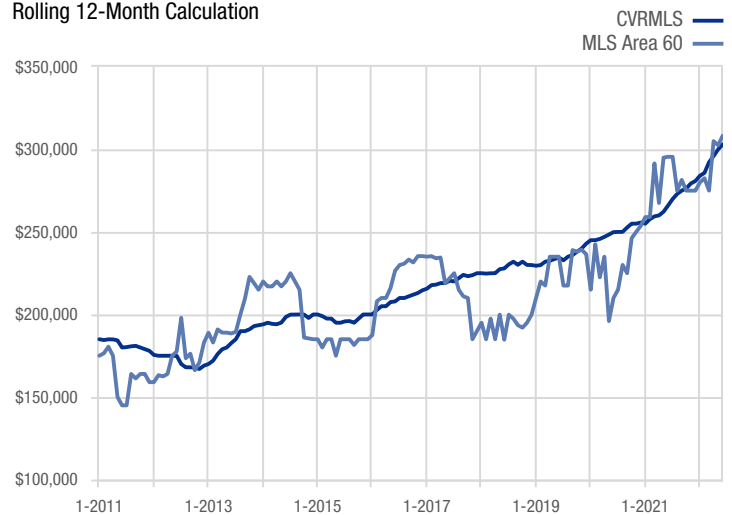
Median Sales Price - Single-Family

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.