

Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



Entire MLS

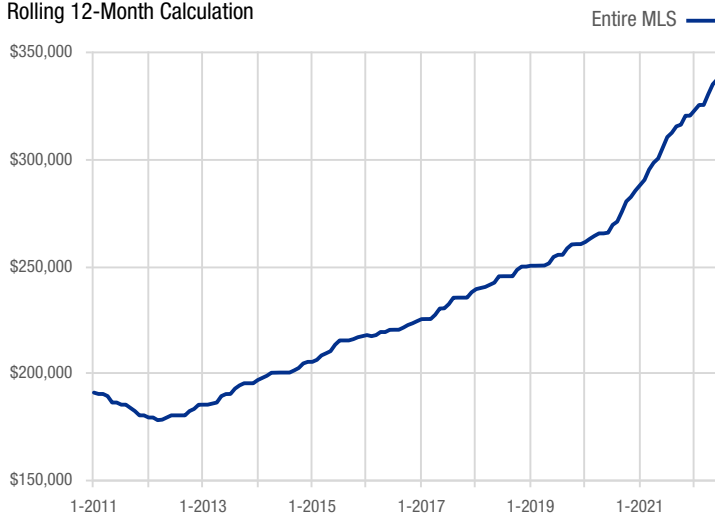
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	2,497	2,278	- 8.8%	12,968	11,991	- 7.5%
Pending Sales	2,141	1,865	- 12.9%	11,577	10,380	- 10.3%
Closed Sales	2,274	2,044	- 10.1%	10,450	9,651	- 7.6%
Days on Market Until Sale	14	12	- 14.3%	19	16	- 15.8%
Median Sales Price*	\$333,582	\$375,000	+ 12.4%	\$315,000	\$350,000	+ 11.1%
Average Sales Price*	\$375,136	\$431,345	+ 15.0%	\$355,751	\$404,662	+ 13.7%
Percent of Original List Price Received*	104.1%	105.0%	+ 0.9%	102.7%	104.6%	+ 1.9%
Inventory of Homes for Sale	2,076	1,866	- 10.1%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	392	317	- 19.1%	1,941	1,726	- 11.1%
Pending Sales	324	301	- 7.1%	1,751	1,614	- 7.8%
Closed Sales	338	337	- 0.3%	1,526	1,484	- 2.8%
Days on Market Until Sale	23	17	- 26.1%	26	24	- 7.7%
Median Sales Price*	\$287,855	\$330,145	+ 14.7%	\$272,195	\$323,165	+ 18.7%
Average Sales Price*	\$307,798	\$347,069	+ 12.8%	\$296,636	\$339,763	+ 14.5%
Percent of Original List Price Received*	102.7%	104.4%	+ 1.7%	102.0%	103.8%	+ 1.8%
Inventory of Homes for Sale	346	251	- 27.5%	—	—	—
Months Supply of Inventory	1.2	0.9	- 25.0%	—	—	—

* 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.

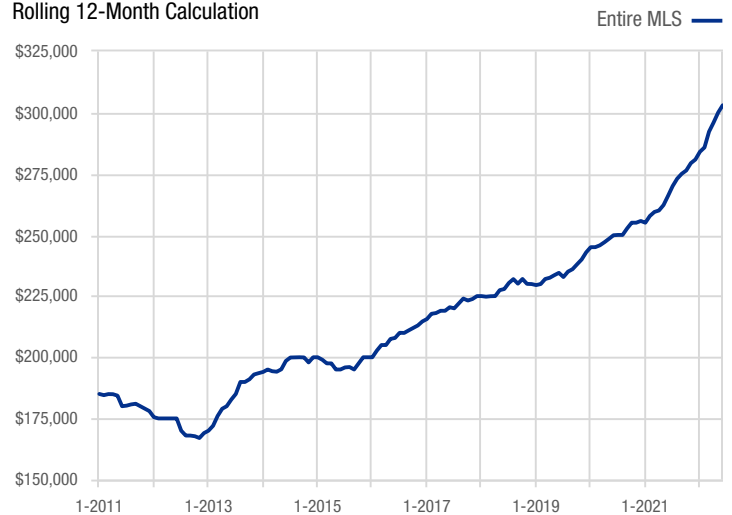
Median Sales Price - Single-Family

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.