

# Local Market Update – June 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Richmond Metro

Chesterfield, Hanover, Henrico, and Richmond City

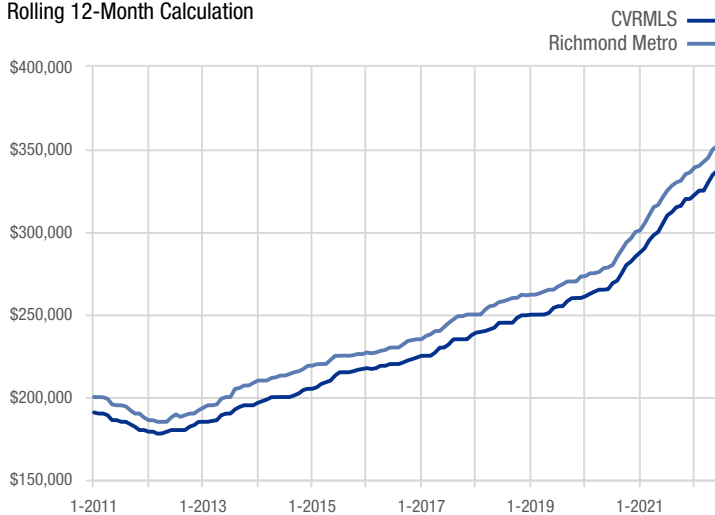
Single Family	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	1,791	<b>1,612</b>	- 10.0%	9,250	<b>8,167</b>	- 11.7%
Pending Sales	1,573	<b>1,361</b>	- 13.5%	8,339	<b>7,256</b>	- 13.0%
Closed Sales	1,653	<b>1,441</b>	- 12.8%	7,524	<b>6,729</b>	- 10.6%
Days on Market Until Sale	11	<b>10</b>	- 9.1%	15	<b>13</b>	- 13.3%
Median Sales Price*	\$351,450	<b>\$395,000</b>	+ 12.4%	\$330,850	<b>\$374,634</b>	+ 13.2%
Average Sales Price*	\$389,144	<b>\$452,303</b>	+ 16.2%	\$370,979	<b>\$425,354</b>	+ 14.7%
Percent of Original List Price Received*	105.1%	<b>106.5%</b>	+ 1.3%	103.8%	<b>106.2%</b>	+ 2.3%
Inventory of Homes for Sale	1,276	<b>1,006</b>	- 21.2%	—	—	—
Months Supply of Inventory	0.9	<b>0.8</b>	- 11.1%	—	—	—

Condo/Town	June			Year to Date		
	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	377	<b>286</b>	- 24.1%	1,814	<b>1,504</b>	- 17.1%
Pending Sales	308	<b>276</b>	- 10.4%	1,632	<b>1,420</b>	- 13.0%
Closed Sales	311	<b>298</b>	- 4.2%	1,422	<b>1,352</b>	- 4.9%
Days on Market Until Sale	20	<b>17</b>	- 15.0%	25	<b>25</b>	0.0%
Median Sales Price*	\$290,358	<b>\$333,345</b>	+ 14.8%	\$275,000	<b>\$327,430</b>	+ 19.1%
Average Sales Price*	\$310,309	<b>\$349,967</b>	+ 12.8%	\$299,325	<b>\$343,418</b>	+ 14.7%
Percent of Original List Price Received*	102.8%	<b>104.6%</b>	+ 1.8%	102.1%	<b>104.0%</b>	+ 1.9%
Inventory of Homes for Sale	311	<b>204</b>	- 34.4%	—	—	—
Months Supply of Inventory	1.2	<b>0.8</b>	- 33.3%	—	—	—

\* 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.

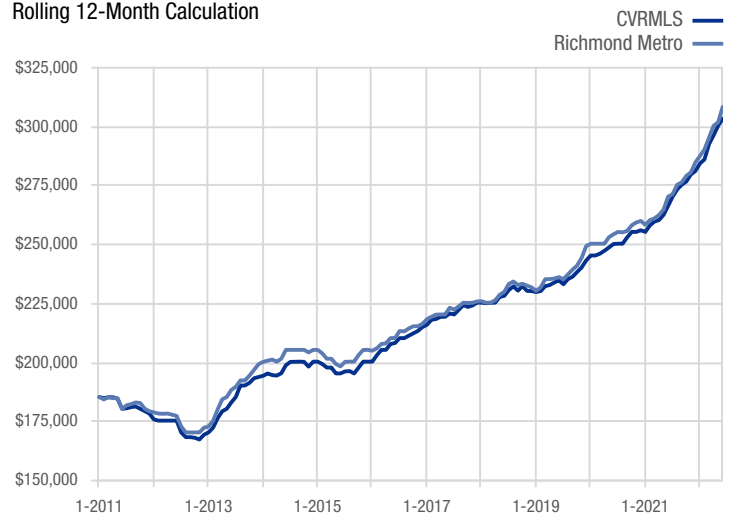
### Median Sales Price - Single-Family

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.