

# Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 10

10-Richmond

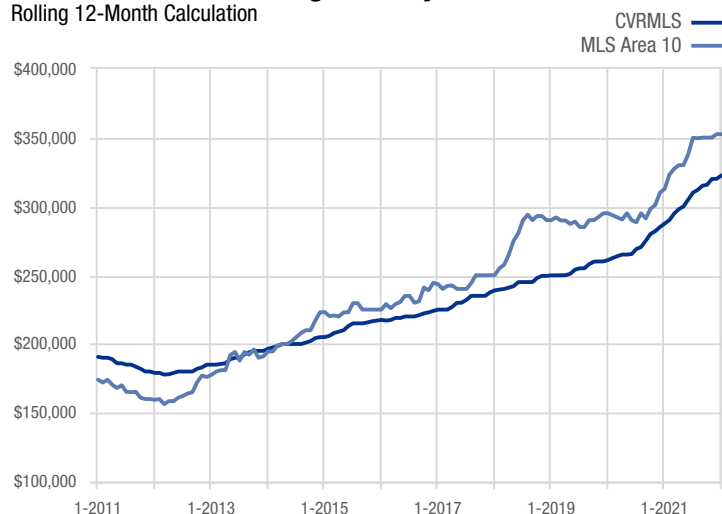
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	81	66	- 18.5%	81	66	- 18.5%
Pending Sales	90	77	- 14.4%	90	77	- 14.4%
Closed Sales	73	60	- 17.8%	73	60	- 17.8%
Days on Market Until Sale	24	26	+ 8.3%	24	26	+ 8.3%
Median Sales Price*	\$330,000	<b>\$325,000</b>	- 1.5%	\$330,000	<b>\$325,000</b>	- 1.5%
Average Sales Price*	\$366,019	<b>\$420,449</b>	+ 14.9%	\$366,019	<b>\$420,449</b>	+ 14.9%
Percent of Original List Price Received*	100.4%	<b>98.2%</b>	- 2.2%	100.4%	<b>98.2%</b>	- 2.2%
Inventory of Homes for Sale	76	34	- 55.3%	—	—	—
Months Supply of Inventory	0.9	0.4	- 55.6%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	25	11	- 56.0%	25	11	- 56.0%
Pending Sales	25	19	- 24.0%	25	19	- 24.0%
Closed Sales	19	34	+ 78.9%	19	34	+ 78.9%
Days on Market Until Sale	52	74	+ 42.3%	52	74	+ 42.3%
Median Sales Price*	\$248,800	<b>\$258,750</b>	+ 4.0%	\$248,800	<b>\$258,750</b>	+ 4.0%
Average Sales Price*	\$273,326	<b>\$338,188</b>	+ 23.7%	\$273,326	<b>\$338,188</b>	+ 23.7%
Percent of Original List Price Received*	95.6%	<b>97.5%</b>	+ 2.0%	95.6%	<b>97.5%</b>	+ 2.0%
Inventory of Homes for Sale	35	13	- 62.9%	—	—	—
Months Supply of Inventory	1.6	0.5	- 68.8%	—	—	—

\* 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.

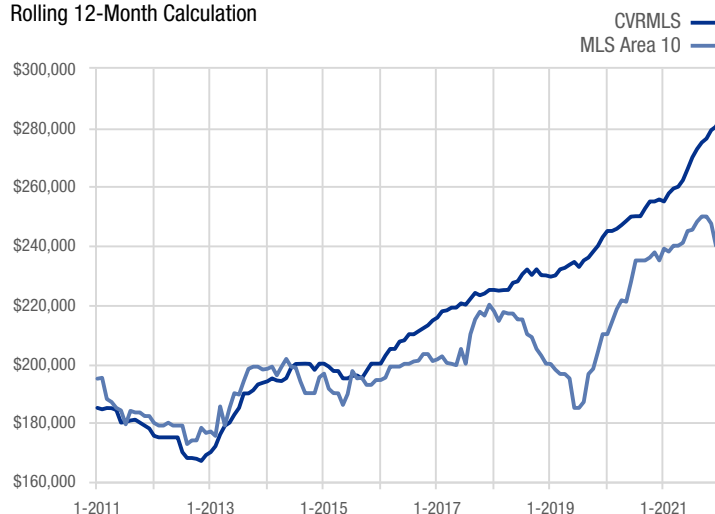
### Median Sales Price - Single-Family

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.