

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 20

20-Richmond

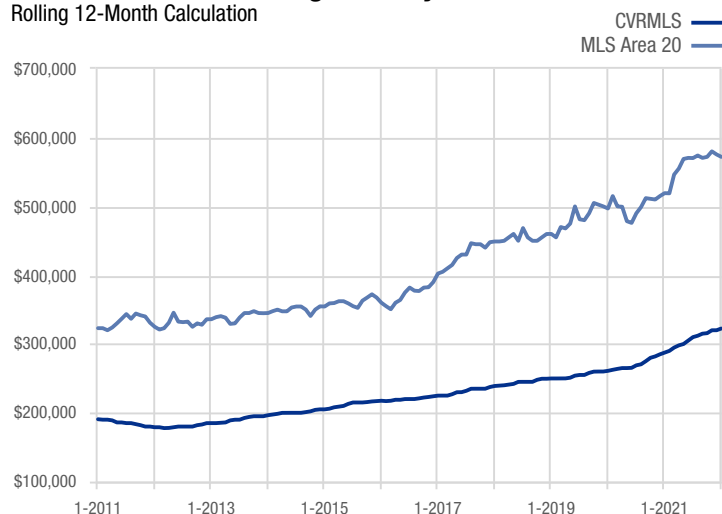
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	23	15	- 34.8%	23	15	- 34.8%
Pending Sales	25	13	- 48.0%	25	13	- 48.0%
Closed Sales	22	20	- 9.1%	22	20	- 9.1%
Days on Market Until Sale	27	7	- 74.1%	27	7	- 74.1%
Median Sales Price*	\$671,000	\$610,500	- 9.0%	\$671,000	\$610,500	- 9.0%
Average Sales Price*	\$672,668	\$921,107	+ 36.9%	\$672,668	\$921,107	+ 36.9%
Percent of Original List Price Received*	98.8%	107.4%	+ 8.7%	98.8%	107.4%	+ 8.7%
Inventory of Homes for Sale	15	12	- 20.0%	—	—	—
Months Supply of Inventory	0.4	0.4	0.0%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	7	6	- 14.3%	7	6	- 14.3%
Pending Sales	4	8	+ 100.0%	4	8	+ 100.0%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Days on Market Until Sale	11	18	+ 63.6%	11	18	+ 63.6%
Median Sales Price*	\$222,050	\$241,000	+ 8.5%	\$222,050	\$241,000	+ 8.5%
Average Sales Price*	\$222,050	\$254,083	+ 14.4%	\$222,050	\$254,083	+ 14.4%
Percent of Original List Price Received*	101.7%	95.8%	- 5.8%	101.7%	95.8%	- 5.8%
Inventory of Homes for Sale	7	0	- 100.0%	—	—	—
Months Supply of Inventory	1.7	—	—	—	—	—

* 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.

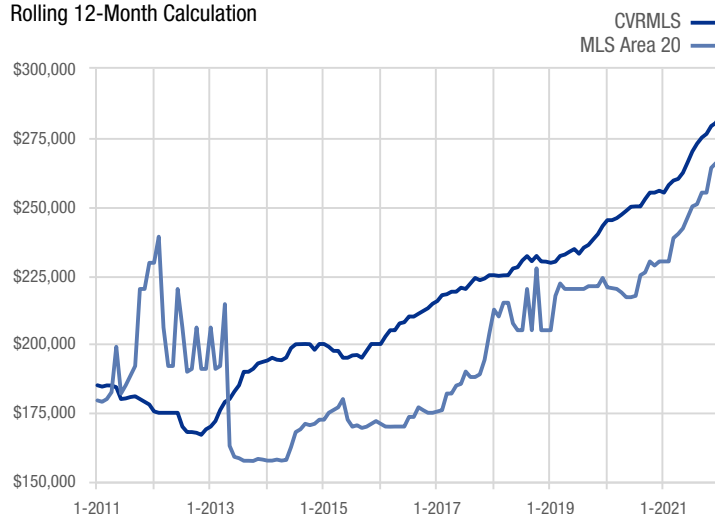
Median Sales Price - Single-Family

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.