

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 60

60-Richmond

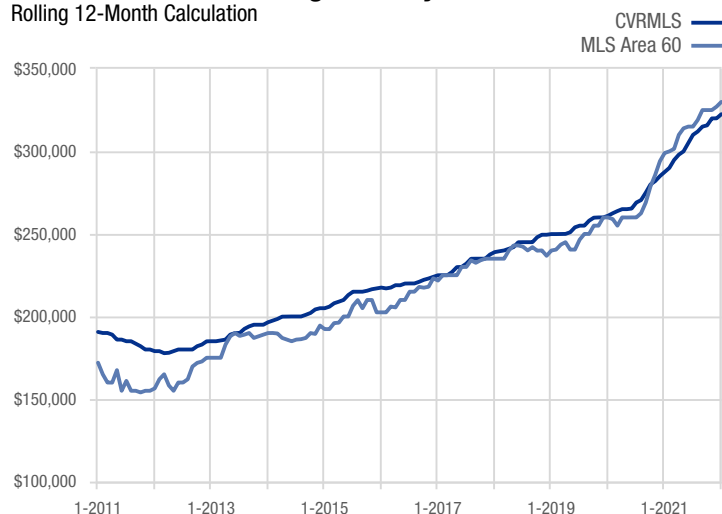
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	51	53	+ 3.9%	51	53	+ 3.9%
Pending Sales	47	51	+ 8.5%	47	51	+ 8.5%
Closed Sales	37	47	+ 27.0%	37	47	+ 27.0%
Days on Market Until Sale	19	32	+ 68.4%	19	32	+ 68.4%
Median Sales Price*	\$277,500	\$280,000	+ 0.9%	\$277,500	\$280,000	+ 0.9%
Average Sales Price*	\$300,268	\$323,452	+ 7.7%	\$300,268	\$323,452	+ 7.7%
Percent of Original List Price Received*	102.9%	102.2%	- 0.7%	102.9%	102.2%	- 0.7%
Inventory of Homes for Sale	37	29	- 21.6%	—	—	—
Months Supply of Inventory	0.6	0.5	- 16.7%	—	—	—

Condo/Town	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	11	6	- 45.5%	11	6	- 45.5%
Pending Sales	12	16	+ 33.3%	12	16	+ 33.3%
Closed Sales	9	7	- 22.2%	9	7	- 22.2%
Days on Market Until Sale	17	29	+ 70.6%	17	29	+ 70.6%
Median Sales Price*	\$295,000	\$354,500	+ 20.2%	\$295,000	\$354,500	+ 20.2%
Average Sales Price*	\$271,734	\$333,437	+ 22.7%	\$271,734	\$333,437	+ 22.7%
Percent of Original List Price Received*	100.1%	98.9%	- 1.2%	100.1%	98.9%	- 1.2%
Inventory of Homes for Sale	18	9	- 50.0%	—	—	—
Months Supply of Inventory	1.9	0.7	- 63.2%	—	—	—

* 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.

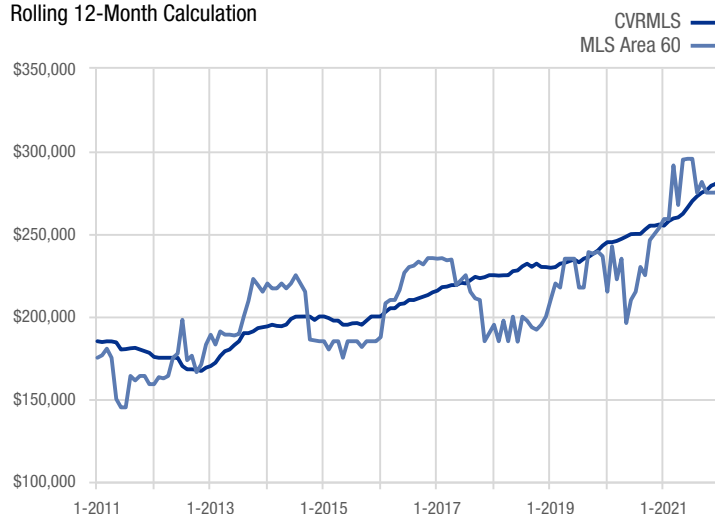
Median Sales Price - Single-Family

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.