

Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

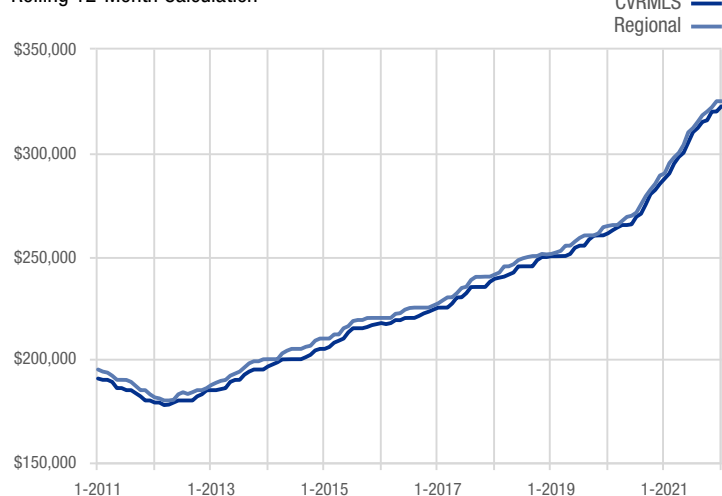
Single Family	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	1,529	1,245	- 18.6%	1,529	1,245	- 18.6%
Pending Sales	1,439	1,240	- 13.8%	1,439	1,240	- 13.8%
Closed Sales	1,229	1,104	- 10.2%	1,229	1,104	- 10.2%
Days on Market Until Sale	22	19	- 13.6%	22	19	- 13.6%
Median Sales Price*	\$290,000	\$319,000	+ 10.0%	\$290,000	\$319,000	+ 10.0%
Average Sales Price*	\$330,290	\$366,562	+ 11.0%	\$330,290	\$366,562	+ 11.0%
Percent of Original List Price Received*	100.4%	101.8%	+ 1.4%	100.4%	101.8%	+ 1.4%
Inventory of Homes for Sale	1,497	904	- 39.6%	—	—	—
Months Supply of Inventory	0.9	0.5	- 44.4%	—	—	—

Condo/Town	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	293	191	- 34.8%	293	191	- 34.8%
Pending Sales	245	231	- 5.7%	245	231	- 5.7%
Closed Sales	180	191	+ 6.1%	180	191	+ 6.1%
Days on Market Until Sale	28	38	+ 35.7%	28	38	+ 35.7%
Median Sales Price*	\$251,258	\$307,000	+ 22.2%	\$251,258	\$307,000	+ 22.2%
Average Sales Price*	\$267,694	\$329,890	+ 23.2%	\$267,694	\$329,890	+ 23.2%
Percent of Original List Price Received*	99.6%	101.1%	+ 1.5%	99.6%	101.1%	+ 1.5%
Inventory of Homes for Sale	328	174	- 47.0%	—	—	—
Months Supply of Inventory	1.3	0.6	- 53.8%	—	—	—

* 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.

Current as of February 10, 2022. All data from Central Virginia Regional MLS. Report © 2022 ShowingTime.