

# Local Market Update – January 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Richmond Metro

Chesterfield, Hanover, Henrico, and Richmond City

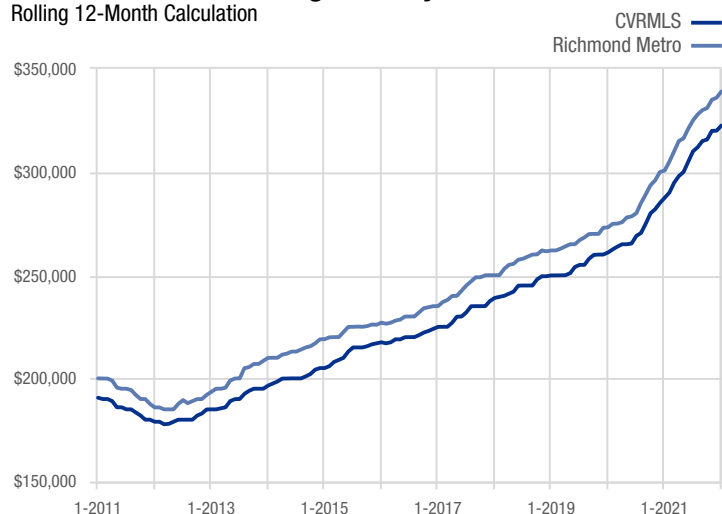
Single Family	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	1,189	936	- 21.3%	1,189	936	- 21.3%
Pending Sales	1,137	924	- 18.7%	1,137	924	- 18.7%
Closed Sales	985	840	- 14.7%	985	840	- 14.7%
Days on Market Until Sale	20	18	- 10.0%	20	18	- 10.0%
Median Sales Price*	\$305,000	\$332,000	+ 8.9%	\$305,000	\$332,000	+ 8.9%
Average Sales Price*	\$343,134	\$387,371	+ 12.9%	\$343,134	\$387,371	+ 12.9%
Percent of Original List Price Received*	101.0%	102.7%	+ 1.7%	101.0%	102.7%	+ 1.7%
Inventory of Homes for Sale	1,045	603	- 42.3%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

Condo/Town	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	282	173	- 38.7%	282	173	- 38.7%
Pending Sales	233	217	- 6.9%	233	217	- 6.9%
Closed Sales	173	181	+ 4.6%	173	181	+ 4.6%
Days on Market Until Sale	29	37	+ 27.6%	29	37	+ 27.6%
Median Sales Price*	\$251,600	\$321,995	+ 28.0%	\$251,600	\$321,995	+ 28.0%
Average Sales Price*	\$267,740	\$335,050	+ 25.1%	\$267,740	\$335,050	+ 25.1%
Percent of Original List Price Received*	99.4%	101.2%	+ 1.8%	99.4%	101.2%	+ 1.8%
Inventory of Homes for Sale	312	147	- 52.9%	—	—	—
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.

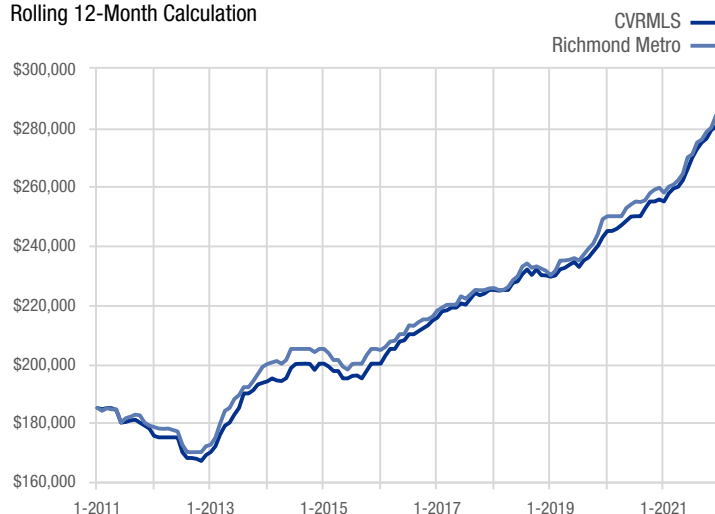
### Median Sales Price - Single-Family

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.