

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

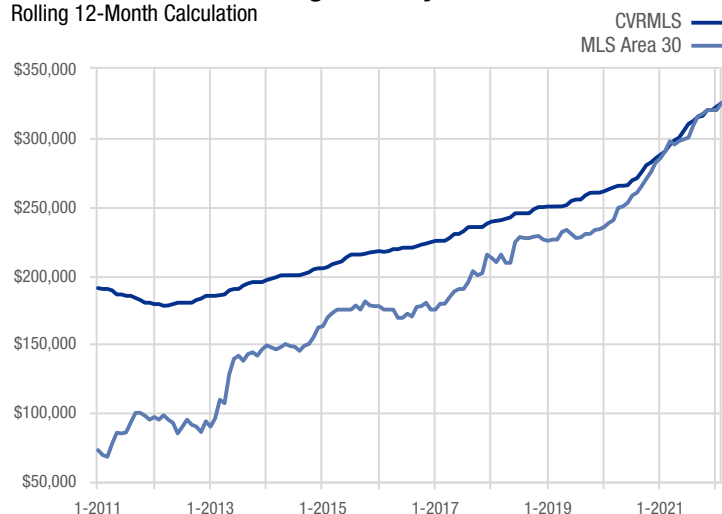
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	27	40	+ 48.1%	65	83	+ 27.7%
Pending Sales	35	43	+ 22.9%	71	83	+ 16.9%
Closed Sales	26	32	+ 23.1%	65	66	+ 1.5%
Days on Market Until Sale	17	28	+ 64.7%	18	25	+ 38.9%
Median Sales Price*	\$288,500	\$351,500	+ 21.8%	\$289,950	\$337,000	+ 16.2%
Average Sales Price*	\$290,429	\$344,313	+ 18.6%	\$291,868	\$327,196	+ 12.1%
Percent of Original List Price Received*	102.1%	97.6%	- 4.4%	100.1%	97.1%	- 3.0%
Inventory of Homes for Sale	41	23	- 43.9%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	9	—	28	9	- 67.9%
Median Sales Price*	—	\$130,000	—	\$406,000	\$130,000	- 68.0%
Average Sales Price*	—	\$130,000	—	\$406,000	\$130,000	- 68.0%
Percent of Original List Price Received*	—	108.3%	—	97.8%	108.3%	+ 10.7%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
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.

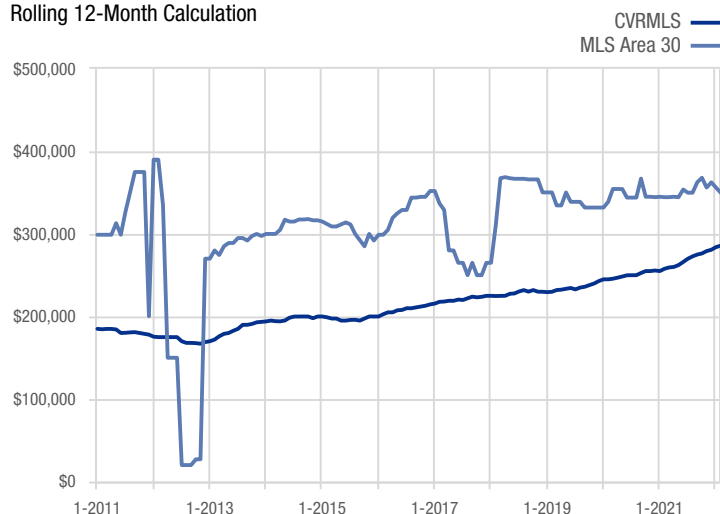
Median Sales Price - Single-Family

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.