

Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

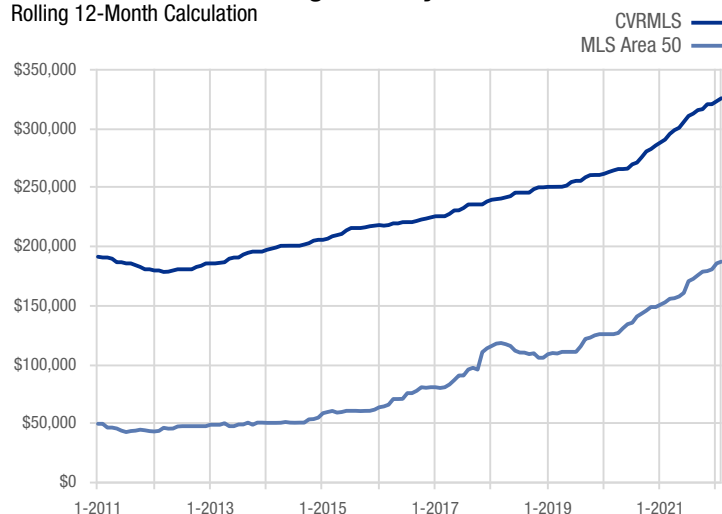
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	37	48	+ 29.7%	74	83	+ 12.2%
Pending Sales	29	44	+ 51.7%	62	80	+ 29.0%
Closed Sales	26	31	+ 19.2%	50	55	+ 10.0%
Days on Market Until Sale	11	11	0.0%	10	14	+ 40.0%
Median Sales Price*	\$156,750	\$187,500	+ 19.6%	\$155,000	\$195,000	+ 25.8%
Average Sales Price*	\$161,637	\$183,083	+ 13.3%	\$160,075	\$197,848	+ 23.6%
Percent of Original List Price Received*	102.6%	104.9%	+ 2.2%	100.5%	103.4%	+ 2.9%
Inventory of Homes for Sale	29	19	- 34.5%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

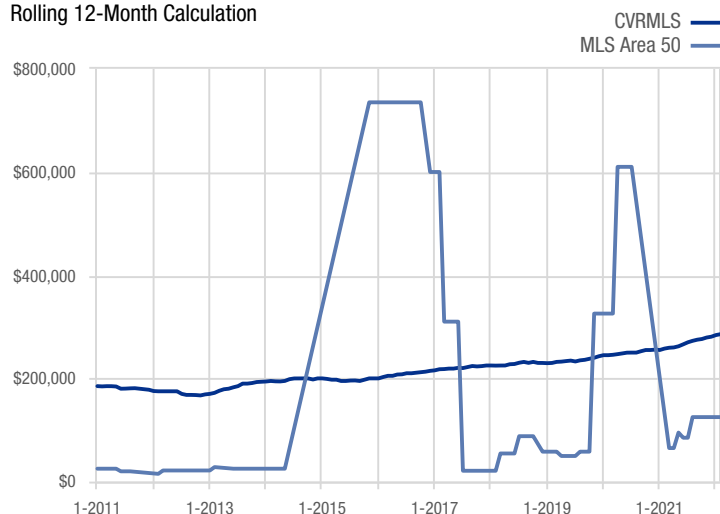
Median Sales Price - Single-Family

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.