

# Local Market Update – February 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Entire MLS

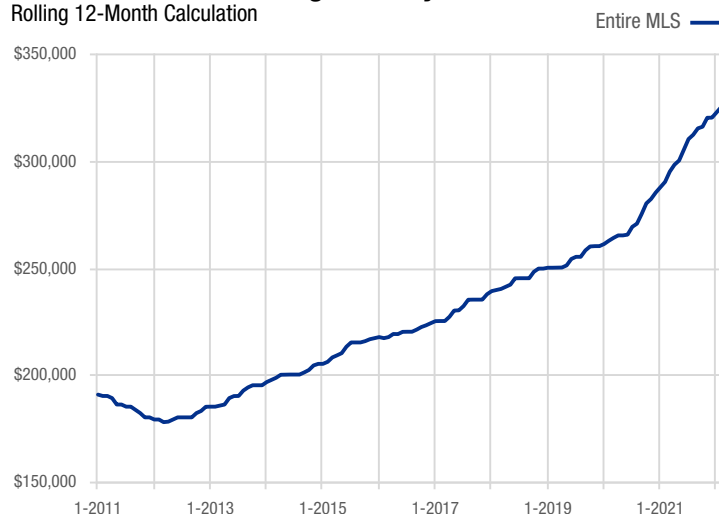
Single Family	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1,518	<b>1,624</b>	+ 7.0%	3,208	<b>3,031</b>	- 5.5%
Pending Sales	1,472	<b>1,599</b>	+ 8.6%	3,082	<b>2,936</b>	- 4.7%
Closed Sales	1,277	<b>1,139</b>	- 10.8%	2,626	<b>2,384</b>	- 9.2%
Days on Market Until Sale	27	<b>21</b>	- 22.2%	25	<b>21</b>	- 16.0%
Median Sales Price*	\$310,000	<b>\$333,000</b>	+ 7.4%	\$299,925	<b>\$325,000</b>	+ 8.4%
Average Sales Price*	\$338,082	<b>\$367,721</b>	+ 8.8%	\$333,629	<b>\$368,055</b>	+ 10.3%
Percent of Original List Price Received*	100.8%	<b>103.2%</b>	+ 2.4%	100.5%	<b>102.2%</b>	+ 1.7%
Inventory of Homes for Sale	1,636	<b>1,092</b>	- 33.3%	—	—	—
Months Supply of Inventory	0.9	<b>0.6</b>	- 33.3%	—	—	—

Condo/Town	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	277	<b>237</b>	- 14.4%	579	<b>445</b>	- 23.1%
Pending Sales	264	<b>261</b>	- 1.1%	518	<b>501</b>	- 3.3%
Closed Sales	198	<b>172</b>	- 13.1%	383	<b>373</b>	- 2.6%
Days on Market Until Sale	26	<b>27</b>	+ 3.8%	27	<b>32</b>	+ 18.5%
Median Sales Price*	\$261,858	<b>\$307,500</b>	+ 17.4%	\$256,675	<b>\$305,500</b>	+ 19.0%
Average Sales Price*	\$293,773	<b>\$319,203</b>	+ 8.7%	\$280,546	<b>\$323,665</b>	+ 15.4%
Percent of Original List Price Received*	100.9%	<b>102.5%</b>	+ 1.6%	100.2%	<b>101.7%</b>	+ 1.5%
Inventory of Homes for Sale	322	<b>165</b>	- 48.8%	—	—	—
Months Supply of Inventory	1.2	<b>0.6</b>	- 50.0%	—	—	—

\* 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.

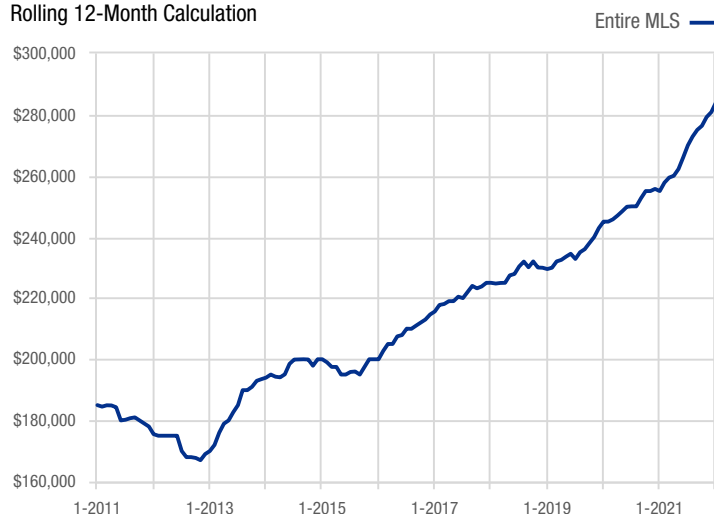
### Median Sales Price - Single-Family

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.