

# Local Market Update – August 2022

A Research Tool Provided by Central Virginia Regional MLS.



## Entire MLS

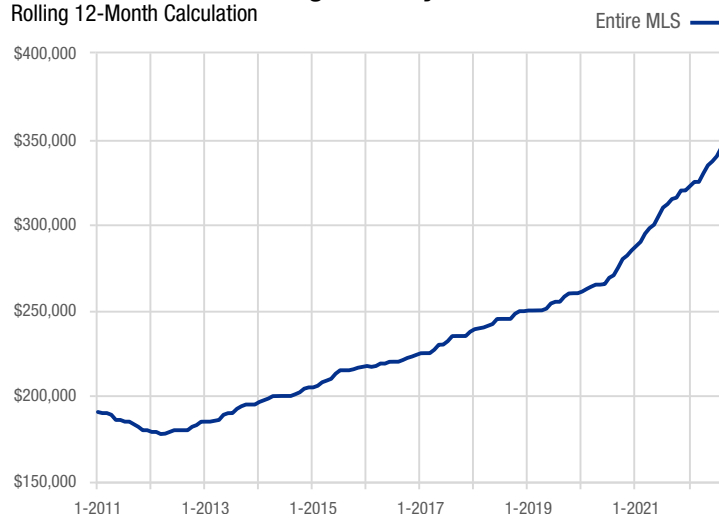
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2,262	1,737	- 23.2%	17,653	15,833	- 10.3%
Pending Sales	2,001	1,662	- 16.9%	15,570	13,511	- 13.2%
Closed Sales	2,173	1,831	- 15.7%	14,856	13,330	- 10.3%
Days on Market Until Sale	14	15	+ 7.1%	17	15	- 11.8%
Median Sales Price*	\$330,000	\$360,000	+ 9.1%	\$320,000	\$355,000	+ 10.9%
Average Sales Price*	\$373,582	\$413,090	+ 10.6%	\$361,958	\$407,878	+ 12.7%
Percent of Original List Price Received*	102.3%	101.5%	- 0.8%	102.8%	104.0%	+ 1.2%
Inventory of Homes for Sale	2,228	2,038	- 8.5%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Condo/Town	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	324	291	- 10.2%	2,637	2,305	- 12.6%
Pending Sales	294	271	- 7.8%	2,339	2,076	- 11.2%
Closed Sales	301	246	- 18.3%	2,169	1,999	- 7.8%
Days on Market Until Sale	20	23	+ 15.0%	24	24	0.0%
Median Sales Price*	\$275,835	\$311,000	+ 12.7%	\$275,000	\$321,938	+ 17.1%
Average Sales Price*	\$296,213	\$325,926	+ 10.0%	\$296,092	\$337,725	+ 14.1%
Percent of Original List Price Received*	102.2%	102.0%	- 0.2%	102.2%	103.5%	+ 1.3%
Inventory of Homes for Sale	372	304	- 18.3%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

\* 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.

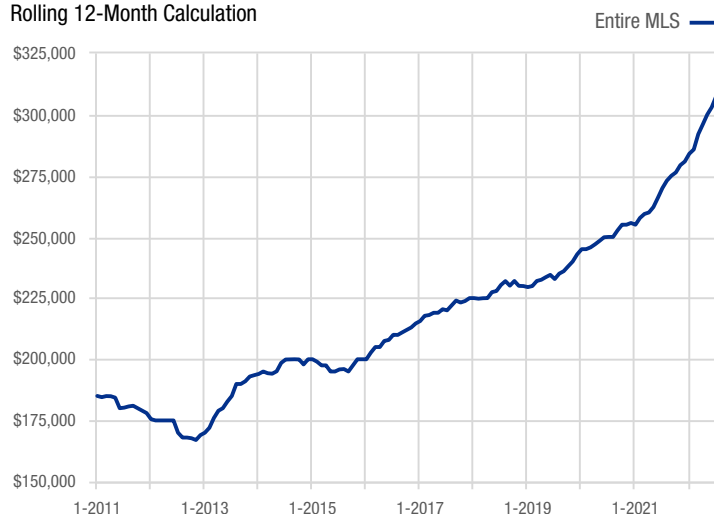
### Median Sales Price - Single-Family

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.