

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 30

30-Richmond

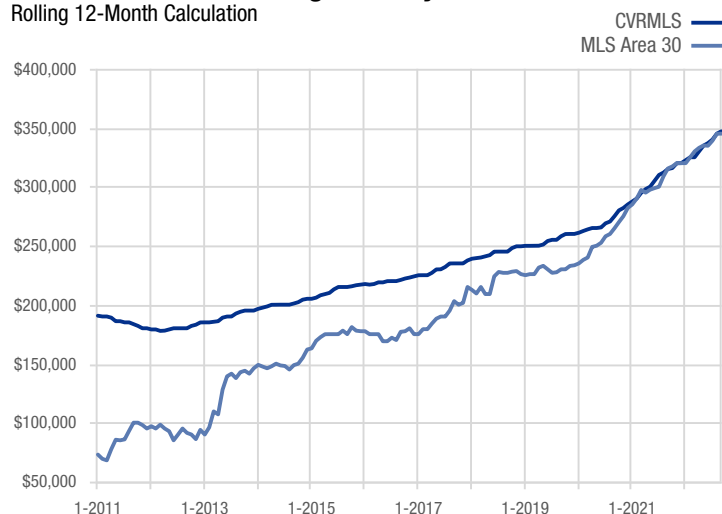
| Single Family | September | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2021 | 2022 | % Change | Thru 9-2021 | Thru 9-2022 | % Change |
| New Listings | 68 | 42 | - 38.2% | 538 | 496 | - 7.8% |
| Pending Sales | 43 | 37 | - 14.0% | 429 | 400 | - 6.8% |
| Closed Sales | 50 | 42 | - 16.0% | 430 | 392 | - 8.8% |
| Days on Market Until Sale | 15 | 21 | + 40.0% | 16 | 16 | 0.0% |
| Median Sales Price* | \$360,001 | \$346,000 | - 3.9% | \$317,250 | \$354,000 | + 11.6% |
| Average Sales Price* | \$360,128 | \$358,215 | - 0.5% | \$328,873 | \$371,187 | + 12.9% |
| Percent of Original List Price Received* | 99.6% | 96.2% | - 3.4% | 102.5% | 101.6% | - 0.9% |
| Inventory of Homes for Sale | 83 | 64 | - 22.9% | — | — | — |
| Months Supply of Inventory | 1.8 | 1.5 | - 16.7% | — | — | — |

| Condo/Town | September | | | Year to Date | | |
|--|-----------|------|----------|--------------|------------------|----------|
| Key Metrics | 2021 | 2022 | % Change | Thru 9-2021 | Thru 9-2022 | % Change |
| New Listings | 1 | 2 | + 100.0% | 9 | 7 | - 22.2% |
| Pending Sales | 0 | 0 | 0.0% | 8 | 5 | - 37.5% |
| Closed Sales | 2 | 0 | - 100.0% | 9 | 6 | - 33.3% |
| Days on Market Until Sale | 51 | — | — | 19 | 15 | - 21.1% |
| Median Sales Price* | \$385,000 | — | — | \$375,000 | \$220,500 | - 41.2% |
| Average Sales Price* | \$385,000 | — | — | \$317,039 | \$231,000 | - 27.1% |
| Percent of Original List Price Received* | 99.4% | — | — | 98.2% | 98.3% | + 0.1% |
| Inventory of Homes for Sale | 1 | 2 | + 100.0% | — | — | — |
| Months Supply of Inventory | 0.6 | 1.5 | + 150.0% | — | — | — |

* 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.

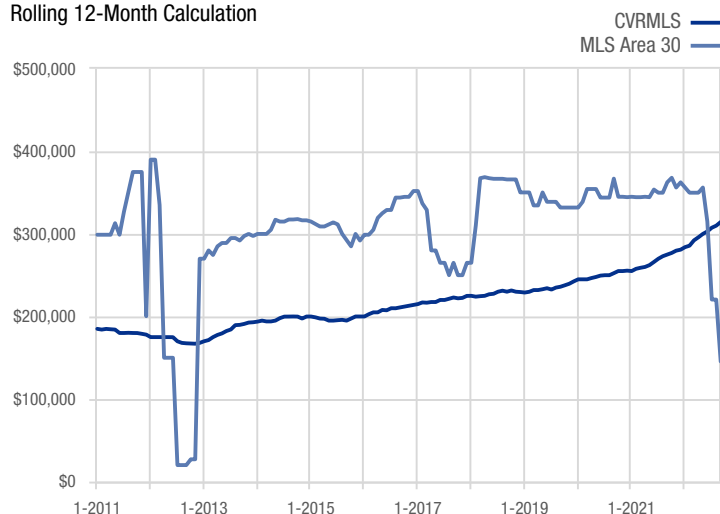
Median Sales Price - Single-Family

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.