

Local Market Update – September 2022

A Research Tool Provided by Central Virginia Regional MLS.



Regional

Amelia, Charles City, Chesterfield, Colonial Heights, Dinwiddie, Goochland, Hanover, Henrico, Hopewell, King & Queen, King William, New Kent, Petersburg, Powhatan, Prince George, and Richmond City.

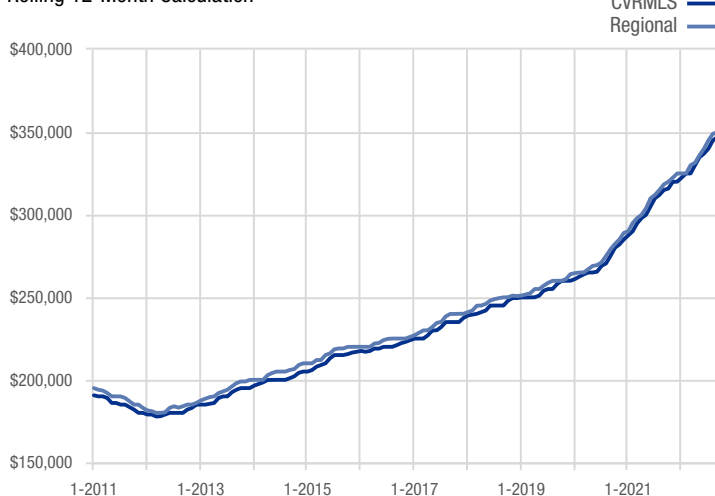
Single Family	September			Year to Date		
	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	1,852	1,550	- 16.3%	17,845	15,688	- 12.1%
Pending Sales	1,620	1,277	- 21.2%	15,764	13,352	- 15.3%
Closed Sales	1,762	1,415	- 19.7%	15,252	13,397	- 12.2%
Days on Market Until Sale	13	17	+ 30.8%	15	14	- 6.7%
Median Sales Price*	\$325,000	\$352,500	+ 8.5%	\$323,900	\$360,000	+ 11.1%
Average Sales Price*	\$363,496	\$395,840	+ 8.9%	\$363,556	\$408,901	+ 12.5%
Percent of Original List Price Received*	101.8%	100.2%	- 1.6%	103.0%	104.1%	+ 1.1%
Inventory of Homes for Sale	1,844	1,726	- 6.4%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

Condo/Town	September			Year to Date		
	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
New Listings	331	246	- 25.7%	2,882	2,438	- 15.4%
Pending Sales	282	222	- 21.3%	2,533	2,190	- 13.5%
Closed Sales	261	265	+ 1.5%	2,347	2,184	- 6.9%
Days on Market Until Sale	17	26	+ 52.9%	23	24	+ 4.3%
Median Sales Price*	\$301,500	\$337,353	+ 11.9%	\$278,000	\$325,000	+ 16.9%
Average Sales Price*	\$315,126	\$358,768	+ 13.8%	\$299,867	\$342,046	+ 14.1%
Percent of Original List Price Received*	101.3%	101.5%	+ 0.2%	102.2%	103.3%	+ 1.1%
Inventory of Homes for Sale	366	298	- 18.6%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

* 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.

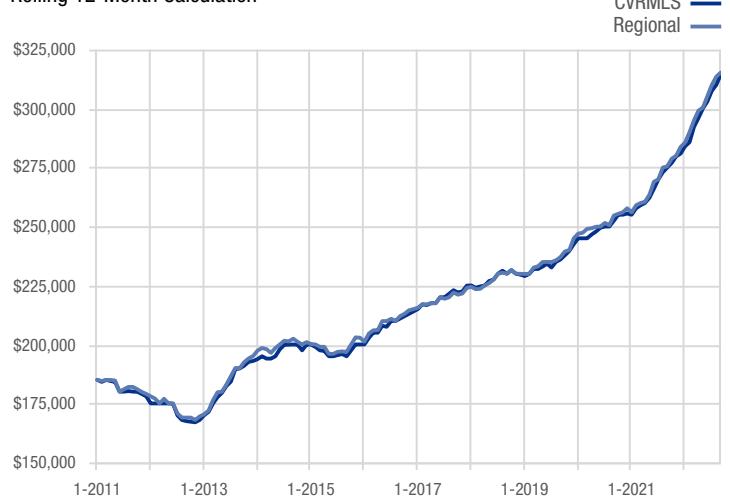
Median Sales Price - Single-Family

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.

Current as of October 12, 2022. All data from Central Virginia Regional MLS. Report © 2022 ShowingTime.