

# Local Market Update – November 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.

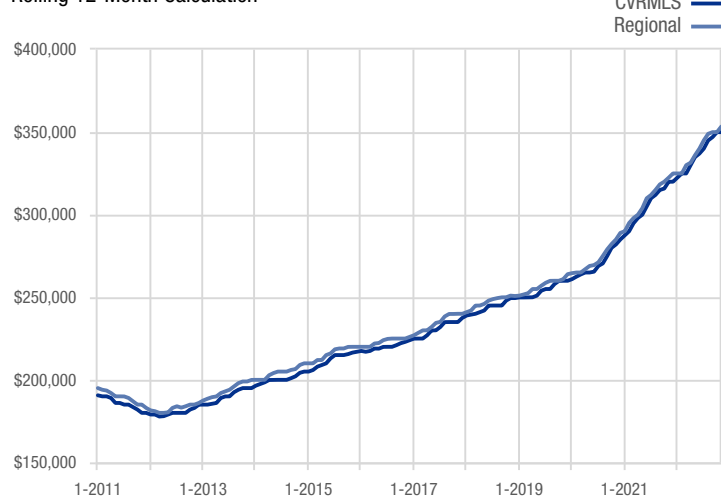
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	1,341	1,135	- 15.4%	20,949	18,248	- 12.9%
Pending Sales	1,499	903	- 39.8%	18,962	15,244	- 19.6%
Closed Sales	1,681	1,057	- 37.1%	18,629	15,710	- 15.7%
Days on Market Until Sale	16	19	+ 18.8%	15	15	0.0%
Median Sales Price*	\$329,995	\$352,000	+ 6.7%	\$325,000	\$357,950	+ 10.1%
Average Sales Price*	\$372,318	\$411,870	+ 10.6%	\$364,819	\$409,871	+ 12.3%
Percent of Original List Price Received*	102.0%	99.4%	- 2.5%	102.8%	103.4%	+ 0.6%
Inventory of Homes for Sale	1,344	1,844	+ 37.2%	—	—	—
Months Supply of Inventory	0.8	1.4	+ 75.0%	—	—	—

Condo/Town	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	264	217	- 17.8%	3,439	2,916	- 15.2%
Pending Sales	262	165	- 37.0%	3,088	2,544	- 17.6%
Closed Sales	279	213	- 23.7%	2,892	2,634	- 8.9%
Days on Market Until Sale	23	23	0.0%	22	24	+ 9.1%
Median Sales Price*	\$294,103	\$348,189	+ 18.4%	\$280,840	\$328,346	+ 16.9%
Average Sales Price*	\$301,986	\$360,517	+ 19.4%	\$301,245	\$344,157	+ 14.2%
Percent of Original List Price Received*	101.2%	100.4%	- 0.8%	102.0%	102.8%	+ 0.8%
Inventory of Homes for Sale	315	346	+ 9.8%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

\* 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.

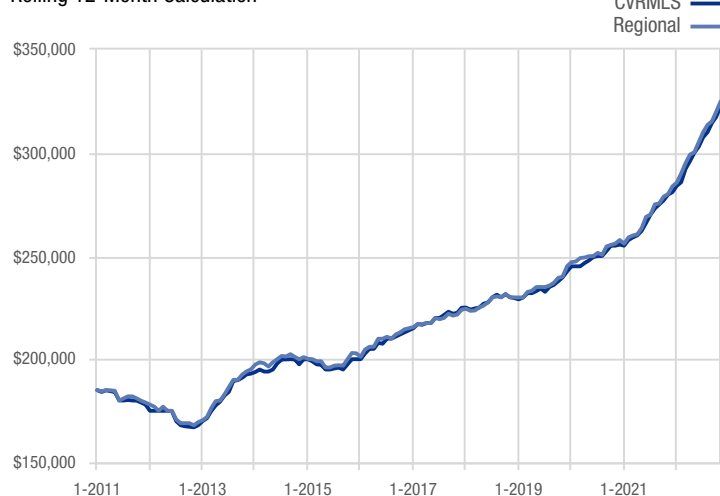
### Median Sales Price - Single-Family

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.

Current as of December 10, 2022. All data from Central Virginia Regional MLS. Report © 2022 ShowingTime.